



An impressive THREE BEDROOM semi-detached property offering EXTENDED ACCOMMODATION ideal for family requirements. This well loved family home has been enhanced by a full width extension to the rear, conservatory/sun room extension and useful attic room. The versatile ground floor offers an extended hallway, two reception areas, dining area, conservatory/sun room, extended kitchen and the addition of a ground floor WC. An internal viewing comes recommended to appreciate the space on offer, whilst further benefits include gas central heating, uPVC double glazing, garage and generous rear garden.

The full layout comprises: entrance hall with stairs to the first floor, useful guest cloakroom/WC, bay fronted lounge with log burner, extended rear reception room/dining room which links to the kitchen and conservatory/sun room, three bedrooms, useful attic room and the family bathroom which incorporates a modern three piece suite and chrome fittings. Externally is a low maintenance block paved front allowing useful off street parking, shared driveway, garage and generous rear garden which offers an enviable place for entertaining family and friends. Broomhill Gardens links to Hart Lane and Thornhill Gardens with easy access to both schools and amenities. VIEWING RECOMMENDED.

Broomhill Gardens, Hartlepool, TS26 0JP

3 Bedroom - House - Semi-Detached

£185,000

EPC Rating: D

Tenure: Freehold

Council Tax Band: B



**SMITH &
FRIENDS**
ESTATE AGENTS

Broomhill Gardens, Hartlepool, TS26 0JP



GROUND FLOOR

EXTENDED ENTRANCE HALL

5'10 x 18'6 (1.78m x 5.64m)

An extended entrance hall accessed via double glazed composite entrance door with uPVC double glazed side screens, Karndean flooring, staircase to the first floor with fitted carpet, double radiator, access to:

GUEST CLOAKROOM/WC

2'4 x 4'2 (0.71m x 1.27m)

Fitted with a modern two piece suite and chrome fittings comprising: circular wash hand basin on a vanity stand with mixer tap over and tiled splashback, close coupled WC, Karndean flooring, extractor fan.

BAY FRONTED LOUNGE

10'9 x 10'9 (3.28m x 3.28m)

A comfortable family lounge with uPVC double glazed bay window to the front aspect, log burner with brick back and base, oak mantle, fitted carpet, coving to ceiling, wall mounted television point, double radiator.

REAR RECEPTION ROOM AND DINING AREA

11' x 19'5 (3.35m x 5.92m)

RECEPTION AREA: Attractive feature fire surround with open fire, fitted carpet, mock beams to the ceiling, wall mounted television point, double radiator; DINING AREA: three double glazed 'Velux' style windows over, uPVC double glazed French doors with matching side screens to the conservatory/sun room, uPVC double glazed 'barn' style door to the rear garden with uPVC double glazed side screens, modern anthracite grey 'column' style vertical radiator, Karndean flooring.

CONSERVATORY/SUN ROOM

10' x 8'5 (3.05m x 2.57m)

Karndean flooring, uPVC double glazed French doors to the rear garden.

EXTENDED KITCHEN

6'5 x 15'9 (1.96m x 4.80m)

Fitted with an attractive range of cream units to base and wall level with complementing work surfaces incorporating an inset one and a half bowl ceramic sink unit with chrome mixer tap, recess for cooking range with double oven and five ring gas hob, three speed extractor hood over, tiling to splashback, integrated dishwasher, recess for fridge/freezer, concealed gas central heating boiler, Karndean flooring, uPVC double glazed window to the side aspect.

FIRST FLOOR

LANDING

Attractive stained glass uPVC double glazed window to the side aspect, fitted carpet, access to bedrooms, bathroom and attic room.

BEDROOM ONE

9'4 x 13'8 (2.84m x 4.17m)

Fitted with an extensive range of wardrobes with matching headboard, overbed storage and dressing table, uPVC double glazed window to the front aspect, fitted carpet, convector radiator.

BEDROOM TWO

10'4 x 8'10 (3.15m x 2.69m)

uPVC double glazed window overlooking the rear garden, built-in wardrobe to alcove, additional under stairs storage cupboard, fitted carpet, coving to ceiling, single radiator.

BEDROOM THREE

7'6 x 7'10 (2.29m x 2.39m)

Built-in storage cupboard, uPVC double glazed window to the front aspect, single radiator.

ATTIC ROOM

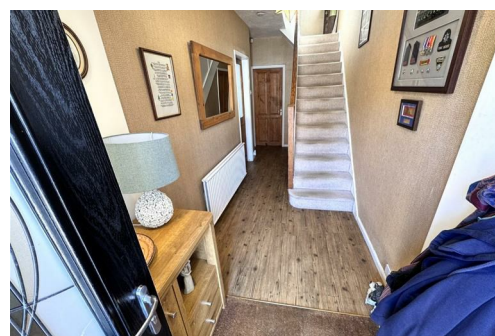
11'11 x 11'3 (3.63m x 3.43m)

Offering a variety of uses, with an ideal 'work from home' space/hobby room, with double glazed Velux windows to the rear and side aspects, eaves storage, light and power points.

FAMILY BATHROOM/WC

6'5 x 7'3 (1.96m x 2.21m)

Fitted with a modern three piece white suite and chrome fittings comprising: panelled bath with central mixer tap and chrome overhead shower with separate attachment, protective glass shower screen, inset wash hand basin with chrome mixer tap and vanity cabinet below, concealed WC with matching back and vanity area above, modern panelling to splashback areas, wall mounted vanity mirror, Karndean flooring, uPVC double glazed window to the side aspect, chrome heated towel radiator.



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EXTERNALLY

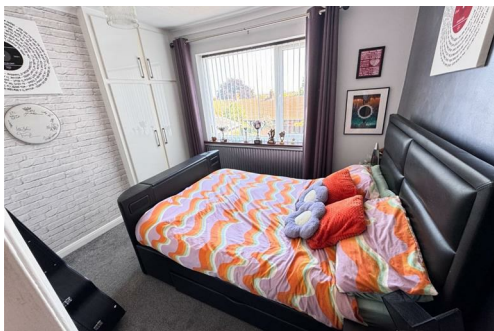
The property features a low maintenance block paved front allowing useful off street parking. A shared paved driveway to the side leads to the garage. The generous enclosed rear garden offers an enviable place for entertaining family and friends, with raised decked patio, lower decked patio area, lawn, planted border, fenced boundaries and bar/entertaining area.

GARAGE

Access doors to the front, window to the side aspect, lighting and sockets.

NB

Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



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Approximate total area⁽¹⁾
1192 ft²
110.7 m²

Reduced headroom
59 ft²
5.5 m²

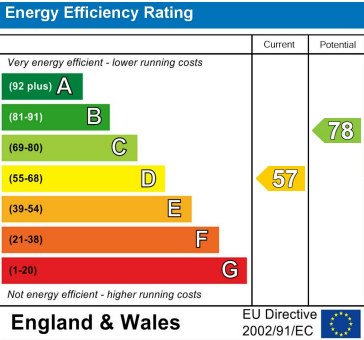
(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. We can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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