



Barford Close, TS25 2RQ
4 Bed - House - Detached
£229,950

EPC Rating: C
Tenure: Freehold
Council Tax Band: D

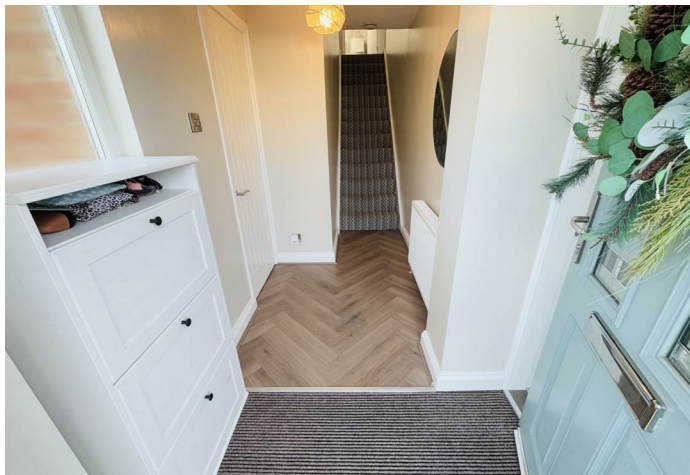


Barford Close Hartlepool TS25 2RQ

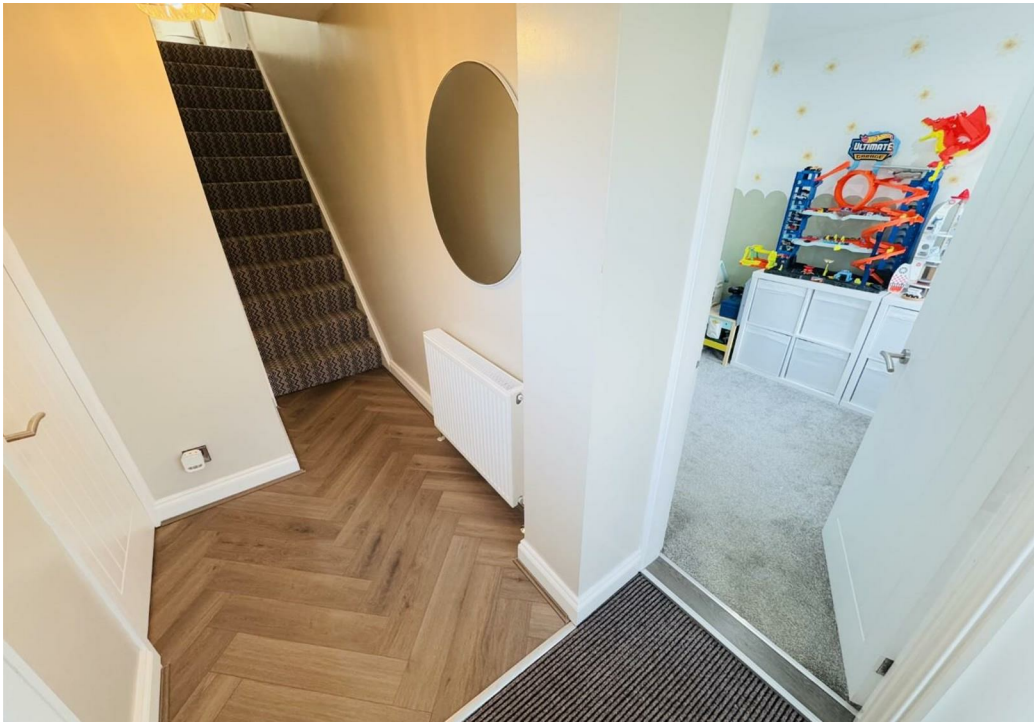
*****REDUCED***** A beautifully upgraded FOUR BEDROOM detached property offering spacious and versatile accommodation ideal for family requirements. The home features a contemporary open plan lounge/dining room and kitchen area, whilst further benefitting from a converted garage, allowing an additional reception room with guest WC. Complemented by quality fixtures and fittings and attractive decor, with an upgraded bathroom and en-suite. An internal viewing comes highly recommended, with further features including gas central heating, uPVC double glazing, off street parking for two cars and good size SOUTH FACING REAR GARDEN.

The full layout comprises: welcoming entrance hall, converted garage/reception room with guest WC, spacious open plan lounge/dining room and kitchen, the lounge area with bow window to the front aspect, wall mounted television point and shelving; the dining area with French doors to the rear garden and the kitchen incorporating modern gloss units with a range of integrated appliances. To the first floor are four bedrooms, the master with en-suite shower room, whilst the remaining bedrooms are served by the family bathroom.

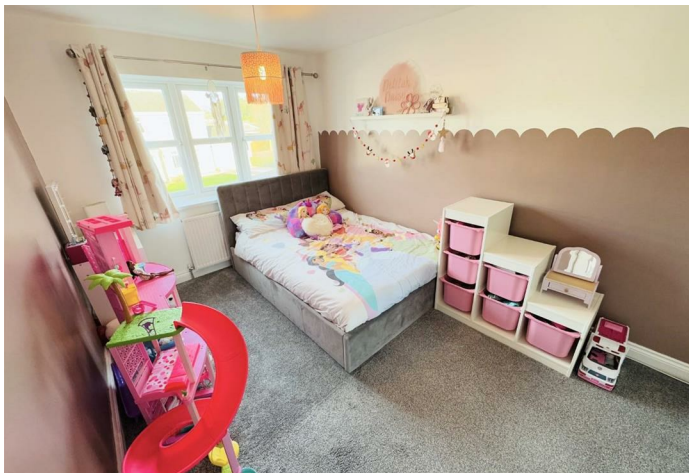
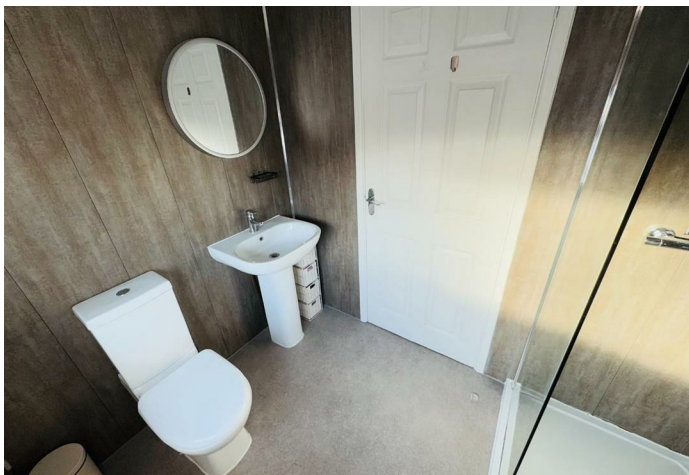
Externally is a low maintenance part lawned front garden with a double width driveway providing useful off street parking. The spacious south facing rear garden has a good size lawn and patio area. Barford Close is located close to Fens Primary School, within close proximity of amenities and bus routes and convenient for the A689.











GROUND FLOOR

ENTRANCE HALL

4'10 x 7'11 (1.47m x 2.41m)

Accessed via double glazed composite entrance door with uPVC double glazed frosted side screens, matching side window, 'Amtico' style flooring, staircase to the first floor with fitted carpet, convector radiator, access to:

CONVERTED GARAGE/RECEPTION ROOM

7'7 x 14'1 (2.31m x 4.29m)

Offering a variety of uses and currently used as a child's playroom, with uPVC double glazed window to the front aspect, fitted carpet, modern vertical radiator, access to:

GUEST WC

7'9 x 2'10 (2.36m x 0.86m)

Fitted with a two piece white suite and chrome fittings comprising: inset wash hand basin with chrome mixer tap and vanity cabinet below, close coupled WC, space for tumble dryer.

OPEN PLAN LOUNGE/DINING/KITCHEN

11' x 14'6 plus 24'7 x 9'11 (3.35m x 4.42m plus 7.49m x 3.02m)

LOUNGE AREA

uPVC double glazed bow window to the front aspect, 'Amtico' style flooring, recessed television point, shelving, inset spotlights to ceiling, modern vertical radiator.

DINING AREA

uPVC double glazed French doors to the rear garden, matching flooring, additional vertical radiator.

KITCHEN AREA

Fitted with a modern range of gloss units to base and wall level, brushed stainless steel handles, contrasting work surfaces with matching splashback incorporating an inset one and a half bowl single drainer sink unit with chrome mixer tap, built-in electric oven with matching microwave above, separate five ring gas hob with extractor hood over, black glass splashback, integrated washer and dryer, space for free standing 'American' style fridge/freezer, matching flooring, uPVC double glazed window to the rear aspect, inset spotlighting to ceiling, under stairs storage cupboard.

FIRST FLOOR

LANDING

6'5 x 9'11 (1.96m x 3.02m)

Built-in storage cupboard, fitted carpet, hatch to loft space.

BEDROOM ONE

7'8 x 13'4 (2.34m x 4.06m)

uPVC double glazed window to the front aspect, feature panelling, fitted carpet, radiator, access to:

EN-SUITE

7'8 x 5'8 (2.34m x 1.73m)

Fitted with a modern three piece suite and chrome fittings comprising: double shower with chrome overhead shower and separate attachment, protective glass shower screen, pedestal wash hand basin with chrome mixer tap, close coupled WC, attractive panelling to walls, additional panelling to ceiling, uPVC double glazed window to the rear aspect, convector radiator.

BEDROOM TWO

8'10 x 14'2 (2.69m x 4.32m)

uPVC double glazed window to the front aspect, fitted carpet, single radiator.

BEDROOM THREE

8'1 x 10'5 (2.46m x 3.18m)

uPVC double glazed window overlooking the rear garden, fitted carpet, feature panelling, single radiator.

BEDROOM FOUR

7' x 8'9 (2.13m x 2.67m)

Currently used as a dressing room, with uPVC double glazed window to the front aspect, fitted carpet, single radiator.

FAMILY BATHROOM/WC

7'8 x 5'7 (2.34m x 1.70m)

Fitted with a modern three piece suite comprising: curved panelled bath with chrome mixer tap, pedestal wash hand basin with chrome mixer tap, close coupled WC, attractive 'marble' style tiling to splashback, uPVC double glazed window to the rear aspect, chrome heated towel radiator.

EXTERNALLY

The property features a low maintenance, part lawned front garden, with a double width driveway providing useful off street parking. A gate to the side of the property leads through to the spacious enclosed south facing rear garden, with generous lawn, patio area and fenced boundaries.

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.





Approximate total area⁽¹⁾
1151 ft²
107 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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. Smith & Friends Estate Agents 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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