



Briarfields, Briarfields Close, TS26 0FG
2 Bed - Apartment
Offers In Excess Of £240,000

EPC Rating:
Tenure: Leasehold
Council Tax Band: E



**SMITH &
FRIENDS**
ESTATE AGENTS

Briarfields

Briarfields Close, Hartlepool, TS26 0FG

A stunning two bedroom GROUND FLOOR APARTMENT located in the exclusive Briarfield's conversion off Elwick Road. Situated in the park conservation area and within a short stroll of Ward Jackson Park. This former Victorian residence has been lovingly restored and transformed into 8 luxury apartments, set within a 1.2 acre site with generous communal gardens and secure parking. One of the larger style apartments, this offers a rare and exciting opportunity and comes with an internal viewing recommended.

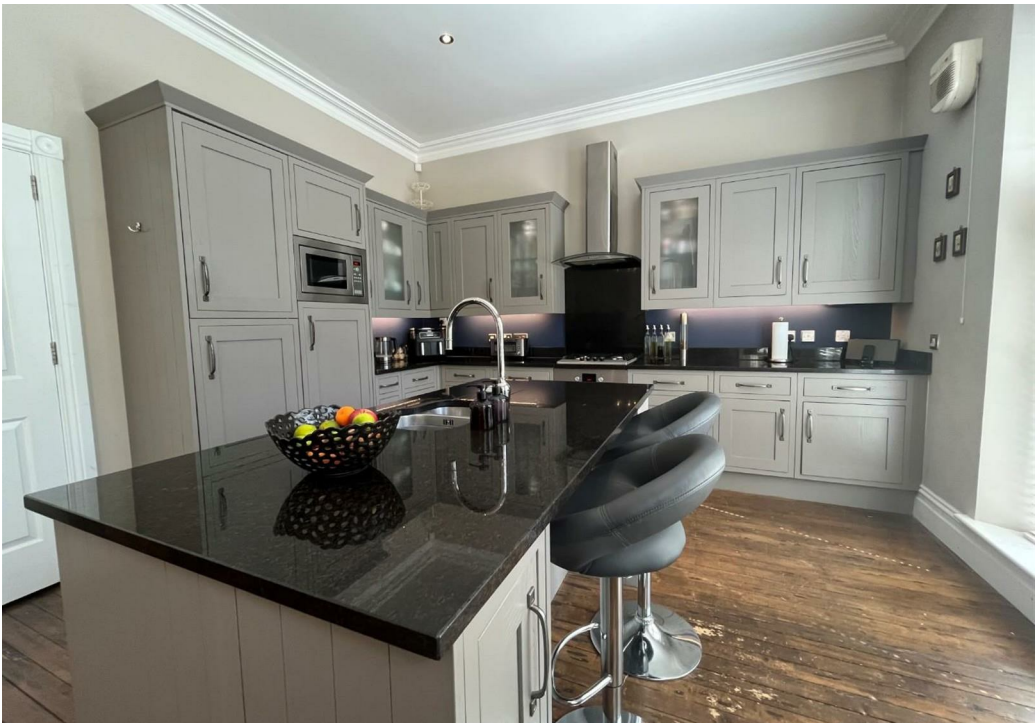
An ideal purchase for those seeking space, style and character with imposing high ceilings, restored double glazed sash windows and a clever blend of modern and character features. The apartment is tastefully decorated throughout, whilst being complemented by quality fixtures and fittings, with a superb kitchen and two modern en-suites. The apartment further benefits from gas central heating, alarm and telecom entry.

The communal entrance hall incorporates a grand staircase, seating area and fire surround overlooked by an imposing multi-paned bay window. On entering the apartment is a hall with useful cloaks cupboard, leading through to the open plan kitchen/diner/sitting room, an enviable place for entertaining with easy access to the communal gardens. The lounge/sitting area includes an attractive fire surround and archway into the multi-aspect bay with dining space. The kitchen includes a beautiful range of units, granite tops, integrated appliances and matching island. Two grand bedrooms offer ample storage, high ceilings and a good degree of natural light, whilst being served by tastefully designed en-suites.

This characterful building is set back, with a long approach, providing a great deal of privacy. The vast communal gardens offer pleasant seating areas, whilst the apartment comes with two allocated parking spaces. Briarfields has a rich history, dating back to 1895 and is located in a much sought after area of West Park. Contact Smith & Friends today.











GRAND COMMUNAL ENTRANCE

Accessed via secure telecom entry system, grand staircase, seating area, fire surround overlooked by an imposing multi-paned bay window.

GROUND FLOOR APARTMENT

ENTRANCE HALL

Original stained wood flooring, useful cloaks cupboard, convector radiator.

OPEN PLAN KITCHEN/DINING/SITTING ROOM

LOUNGE/SITTING AREA

16'4 x 18'6 (4.98m x 5.64m)

Matching restored flooring, impressive period fire surround with exposed brick back, granite base and Kohlangaz feature gas fire, high coved ceilings, two large sash windows enjoying views of the communal gardens, convector radiator, archway to:

DINING AREA

7'10 x 6'5 (2.39m x 1.96m)

A corner multi-aspect bay with matching restored flooring, two convector radiators.

KITCHEN/BREAKFAST AREA

14'3 x 13'4 (4.34m x 4.06m)

Fitted with a quality range of units to base and wall level, with contrasting granite worktops and matching splashback including a built-in oven with gas hob above and extractor over, integrated microwave, fridge and freezer, integrated washer/dryer and dishwasher, tinted glass fronted display cabinets, down lighting, matching island which incorporates an inset stainless steel sink with hose mixer tap and breakfast bar area, restored sash windows with walk-out window to the communal patio rear, high coved ceiling with inset spotlighting.

BEDROOM ONE

20'7 x 16'11 (6.27m x 5.16m)

A generous master bedroom with a large side bay window overlooking the communal gardens, restored sash windows, built-in double wardrobe with overhead storage space, fitted carpet, high coved ceiling, wall mounted television point, two convector radiators, access to:

EN-SUITE BATHROOM/WC

6' x 10' (1.83m x 3.05m)

Fitted with an impressive four piece suite comprising: roll-top style bath with central mixer tap and shower attachment, walk-in shower area with overhead shower and glass screen, wash hand basin with chrome dual taps, concealed dual flush WC with vanity area above, attractive black and white tiling to splashback, tiled flooring, chrome heated towel radiator and under floor heating.

BEDROOM TWO

17'4 x 14'9 (5.28m x 4.50m)

A large multi-aspect bedroom with restored sash windows, built-in double wardrobe with overhead storage space, fitted carpet, high coved ceiling, convector radiator, access to:

EN-SUITE SHOWER ROOM/WC

7' x 5'3 (2.13m x 1.60m)

Fitted with a three piece suite comprising: walk-in shower area with chrome overhead shower and protective glass screen, pedestal wash hand basin with chrome dual taps, concealed dual flush WC with vanity area above, black and white tiling to splashback, tiled flooring, chrome heated towel radiator.

EXTERNALLY

Briarfields conversion is set within a 1.2 acre site. The grounds are predominantly lawned, with pleasant patio areas and communal parking.

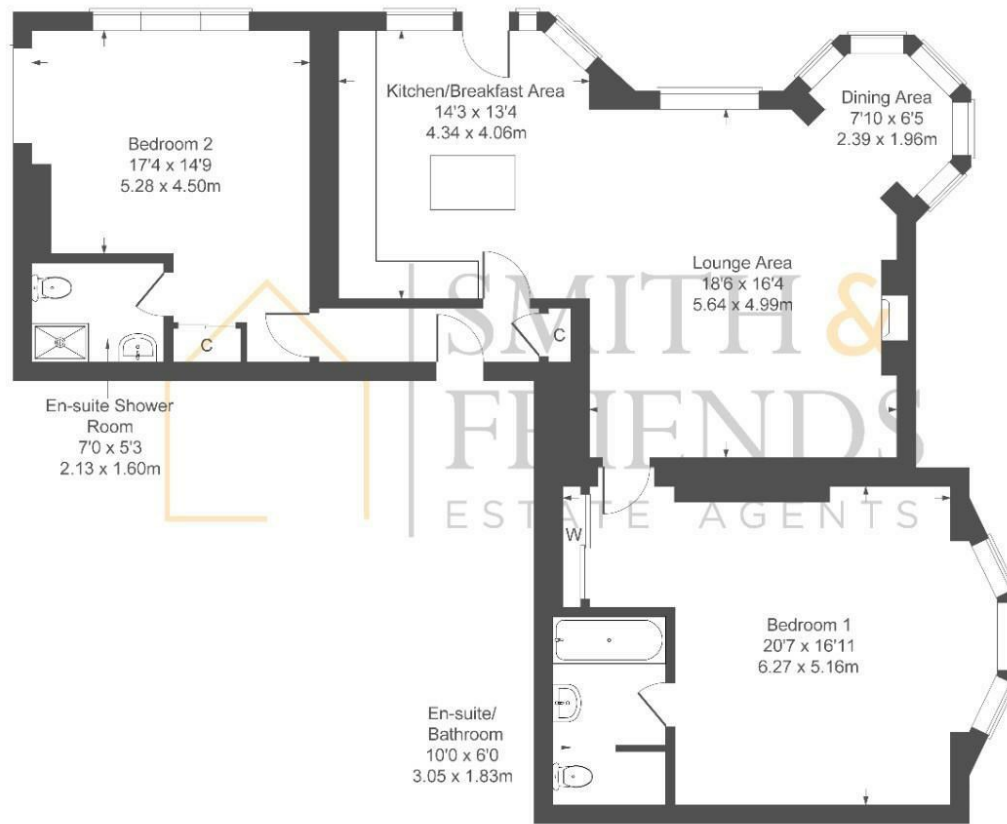
NB

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.



Flat 1, Briarfields

Approximate Gross Internal Area
1267 sq ft - 118 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes 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.

106 York Road, Hartlepool, TS26 9DE
Tel: 01429 891100
hartlepool@smith-and-friends.co.uk
www.smith-and-friends.co.uk

