



A beautifully upgraded and thoughtfully extended three bedroom semi-detached property on Chaffinch Close. The home offers attractively presented accommodation with a superb open plan kitchen/diner/family room, whilst further benefitting from an enlarged bathroom which incorporates a luxurious four piece suite. An ideal purchase for a wide variety of buyers, with further benefits including gas central heating, uPVC double glazing, off street parking, garage and recently landscaped rear garden. An internal viewing comes highly recommended, with a layout which briefly comprises: entrance vestibule through to the family lounge which leads through to the kitchen/diner/family room, the kitchen area featuring an impressive range of oak units. The inner hallway offers storage and stairs to the first floor with three large bedrooms and the enlarged family bathroom (previously bathroom and en-suite). Externally is a low maintenance front garden, off street parking, garage with roller door and landscaped rear garden with lawn and patio areas. Chaffinch Close is located off Fieldfare Road, close to both schools and amenities. **VIEWING RECOMMENDED.**

Chaffinch Close, Hartlepool, TS26 0SG

3 Bedroom - House - Semi-Detached

£199,950

EPC Rating: C

Tenure: Freehold

Council Tax Band: C



**SMITH &
FRIENDS**
ESTATE AGENTS

Chaffinch Close, Hartlepool, TS26 0SG



GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via double glazed composite entrance door, fitted carpet, single radiator, access to:

FAMILY LOUNGE

14'10 x 10'6 (4.52m x 3.20m)

A comfortable family lounge with uPVC double glazed bay window to the front aspect, fitted carpet, coving to ceiling, television point, double radiator, upgraded internal doors.

OPEN PLAN LOUNGE/DINING/FAMILY ROOM

15'6 x 19'3 (4.72m x 5.87m)

SITTING AND DINING AREA

uPVC double glazed French doors to the rear garden, tiled flooring, double glazed 'Velux' style window, inset spotlighting, convector radiator.

KITCHEN AREA

Fitted with an attractive range of oak units to base and wall level with contrasting work surfaces incorporating an inset single drainer sink unit with chrome mixer tap, built-in electric oven with microwave above, separate gas hob, attractive tiling to splashback, recess for washing machine, integrated dishwasher, integrated fridge/freezer, matching tiled flooring, uPVC double glazed window to the rear aspect, concealed gas central heating boiler, breakfast bar area, convector radiator.

INNER HALL

Turned staircase to the first floor, fitted carpet, useful under stairs storage cupboard.

FIRST FLOOR

LANDING

Access to three bedrooms and bathroom, upgraded internal doors.

BEDROOM ONE

11'1 x 10'4 (3.38m x 3.15m)

uPVC double glazed window to the rear aspect, mirror fronted sliding wardrobes, fitted carpet, single radiator.

BEDROOM TWO

9'7 x 9'2 (2.92m x 2.79m)

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

BEDROOM THREE

8'3 x 9'11 (2.51m x 3.02m)

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

FAMILY BATHROOM/WC

8' x 8'7 (2.44m x 2.62m)

Fitted with a beautiful four piece suite and chrome fittings comprising: panelled bath with dual taps, corner shower cubicle with chrome overhead shower and separate attachment, inset wash hand basin with central mixer tap and vanity cabinet below, concealed WC with white gloss back and vanity area above, attractive tiling to walls and flooring, uPVC double glazed window to the rear aspect, inset spotlighting to the ceiling, heated towel radiator.

EXTERNALLY

The property features a low maintenance part lawned front garden, with a driveway providing useful off street parking. A gate to the side leads through to the attractively landscaped rear garden, with tiled patio areas, new turf and fenced boundaries.



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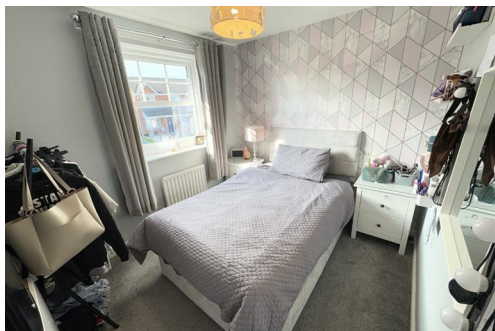
GARAGE

12' x 8' (3.66m x 2.44m)

Accessed via manual roller door, light and power points.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	70	
(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



Approximate total area[®]
1012 ft²
94 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.

GIRAFFE 360

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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