



**\*\*\*REDUCED\*\*\* NO CHAIN INVOLVED \*\*\* AVAILABLE IMMEDIATELY \*\*\*** A modern two bedroom DETACHED PROPERTY, set back on Brunel Close on a good size plot with off street parking, gardens to three sides and attached garage. The home would make an ideal purchase for a first time buyer, young family or those looking to downsize, with accommodation that features a modern kitchen and bathroom. The property further benefits from uPVC double glazing and gas central heating. The full layout comprises: entrance porch through to a spacious open plan lounge/dining room with stairs to the first floor and access to a separate kitchen with built-in and free standing appliances included. To the first floor are two good size bedrooms and a modern bathroom which incorporates a three piece white suite and chrome fittings. Externally is a small lawned front garden, driveway to the side, attached garage, low maintenance rear garden and side garden ideal for further off street parking/hard standing space. Brunel Close is located within close proximity of the seafront and within walking distance of the Headland. VIEWING RECOMMENDED.

**Brunel Close, Hartlepool, TS24 0UF**

**2 Bedroom - House - Detached**

**Offers Over £120,000**

**EPC Rating: D**

**Tenure: Freehold**

**Council Tax Band: A**



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**GROUND FLOOR**

**ENTRANCE PORCH**

**3'2 x 3'6 (0.97m x 1.07m)**

Accessed via uPVC double glazed entrance door, fitted carpet, glazed internal door through to the lounge.

**OPEN PLAN LOUNGE/DINING ROOM**

**LOUNGE AREA**

**11'6 x 15'4 (3.51m x 4.67m)**

uPVC double glazed bow window to the front aspect, additional uPVC double glazed window to the rear aspect, turned spindled staircase to the first floor with newel post, fitted carpet, coving to ceiling, two single radiators, uPVC double glazed door to the rear garden.

**DINING AREA**

**7'11 x 7'10 (2.41m x 2.39m)**

uPVC double glazed bow window to the front aspect, modern laminate flooring, coving to ceiling, single radiator.

**KITCHEN**

**7'7 x 7'2 (2.31m x 2.18m)**

Fitted with a modern range of white gloss units to base and wall level with complementing work surfaces incorporating an inset single drainer sink unit with mixer tap, built-in electric oven with four ring touch hob above and extractor hood over, panelling and glass splashback areas, recess with plumbing for washing machine, recess with free standing fridge/freezer, uPVC double glazed window to the rear aspect, concealed Ideal Logic Combi C30 boiler, laminate flooring.

**FIRST FLOOR**

**LANDING**

uPVC double glazed window to the rear aspect, fitted carpet, access to both bedrooms and bathroom.

**BEDROOM ONE**

**8'8 x 12'1 (2.64m x 3.68m)**

A good size master bedroom with uPVC double glazed window to the front aspect, built-in storage cupboard, fitted carpet, single radiator.

**BEDROOM TWO**

**10'6 x 8'1 (3.20m x 2.46m)**

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

**BATHROOM/WC**

**7'3 x 5'5 (2.21m x 1.65m)**

Fitted with a modern three piece white suite and chrome fittings comprising: panelled bath with chrome dual taps and shower over, pedestal wash hand basin with chrome dual taps, low level WC, panelling to splashback, uPVC double glazed frosted window to the rear aspect, wall mounted mirror fronted vanity cabinet, laminate flooring, extractor fan, single radiator.

**EXTERNALLY**

The property occupies a pleasant set back position within the cul de sac, with a low maintenance, part lawned front garden; a driveway provides useful off street parking and leads to the attached garage. A gate to the side leads through to the enclosed side and rear gardens, the rear garden incorporates artificial turf with a pebbled border, fenced boundaries and timber storage shed. The side area is predominantly paved, with potential for additional off street parking/hardstanding space, ideal for a motorhome.



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**GARAGE**

9' x 18' (2.74m x 5.49m)

Accessed via an up and over door to the front, overhead storage space, lighting 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.





Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
764 ft<sup>2</sup>  
70.8 m<sup>2</sup>

Reduced headroom  
8 ft<sup>2</sup>  
0.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

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

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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. 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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