



***** NO CHAIN INVOLVED ***** An impressive two bedroom semi-detached property which occupies a pleasant set back position on Talland Close with a generous SOUTH FACING REAR GARDEN. The home has been recently decorated and would make an ideal purchase for a first-time buyer, young couple or those looking to downsize, with features including gas central heating, uPVC double glazing and alarm system. An internal viewing comes recommended, with a layout which briefly comprises: entrance porch through to spacious lounge which incorporates stairs to the first floor and access to the kitchen which includes a quality range of units, built-in and free-standing appliances. To the first floor are two bedrooms and a central bathroom which is fitted with a three-piece white suite and chrome fittings. Externally is a low maintenance front garden, long driveway to the side and generous south facing rear garden which enjoys a good degree of privacy. Talland Close is located off Westwood Way in the popular Highfields/Clavering area of Hartlepool. **VIEWING RECOMMENDED.**

Talland Close, Hartlepool, TS27 3NB
2 Bedroom - House - Semi-Detached
Offers In The Region Of £135,000
EPC Rating:
Tenure: Freehold
Council Tax Band: B



GROUND FLOOR

ENTRANCE PORCH

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

LOUNGE

12'9 x 15'2 (3.89m x 4.62m)

A good size lounge with uPVC double glazed window to the front aspect, feature fire surround with 'pebble' effect electric fire, fitted carpet, coving to ceiling, spindled staircase to the first floor with newel post, double radiator, additional single radiator.

KITCHEN

12'10 x 8'11 (3.91m x 2.72m)

Fitted with an attractive range of 'oak' style units to base and wall level with contrasting work surfaces and matching splashback, incorporating an inset one and a half bowl single drainer sink unit with mixer tap, built-in double oven with five ring gas hob above and extractor hood over, recess for washing machine, recess for free standing fridge/freezer, two large drawer units to base level, uPVC double glazed door and window to the rear aspect, down lighting to eye-level units, double radiator.

FIRST FLOOR

LANDING

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

BEDROOM ONE

10'2 x 8'9 (3.10m x 2.67m)

A good size master bedroom with wall to wall fitted wardrobes, uPVC double glazed window to the rear aspect, fitted carpet, single radiator.

BEDROOM TWO

12'8 x 7'8 (3.86m x 2.34m)

Useful built-in storage cupboard/wardrobe, uPVC double glazed window to the front aspect, fitted carpet, single radiator.

BATHROOM/WC

5'11 x 7'5 (1.80m x 2.26m)

Fitted with a three piece white suite and chrome fittings comprising: panelled bath with mixer tap and shower over, protective glass shower screen, pedestal wash hand basin with central mixer tap, low level WC, tiling to walls and flooring, uPVC double glazed frosted window to the side aspect, extractor fan, chrome heated towel radiator.



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EXTERNALLY

The property occupies a set back position with a low maintenance pebbled front. A driveway to the side provides useful off street parking. A gate opens to the south facing rear garden which is generous in size, with a large patio area, lawn and fenced boundaries. The rear garden enjoys a good degree of privacy.

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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Ground Floor



Floor 1

Approximate total area⁽¹⁾
599 ft²
55.8 m²
Reduced headroom
10 ft²
0.9 m²

(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.

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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.

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

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