



The Meadow, Hartlepool, TS25 5NJ
2 Bed - Bungalow - Semi Detached
£185,000

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



**SMITH &
FRIENDS**
ESTATE AGENTS



The Meadow, TS25 5NJ

*** NO CHAIN INVOLVED *** A rarely available two bedroom semi-detached bungalow occupying a pleasant set back position on The Meadow with ample off street parking and generous SOUTH FACING REAR GARDEN. An ideal purchase for those looking to downsize and located in a quiet and desirable cul-de-sac of detached and semi-detached bungalows. The accommodation features uPVC double glazing and gas central heating, with a layout which briefly comprises: entrance hall, spacious front lounge with feature fire surround and electric fire, rear kitchen/diner, two bedrooms (wardrobes included) and a modern shower room which incorporates a three piece suite and chrome fittings. Externally the bungalow features a low maintenance front garden, with a long driveway running alongside the property providing secure off street parking. The generous south facing rear garden features lawn and patio areas, with potential to extend (subject to planning). The Meadow is located off Greta Avenue in a popular and well regarded area, close to amenities and transport links. VIEWING RECOMMENDED.

ENTRANCE HALL

An 'L' shaped entrance hall accessed via uPVC double glazed side entrance door, double cloaks cupboard, fitted carpet, coving to ceiling, single radiator, hatch to loft space.

FRONT LOUNGE

18'7 x 10'5 (5.66m x 3.18m)

A good size lounge with uPVC double glazed bow window to the front aspect, additional full length uPVC double glazed window, feature fire surround with tiled back and base, inset 'coal' effect electric fire, fitted carpet, coving to ceiling, double radiator, additional single radiator.

REAR KITCHEN

9' x 9' (2.74m x 2.74m)

Fitted with a range of units to base and wall level with brushed stainless steel handles and contrasting work surfaces incorporating an inset one and a half bowl single drainer sink unit with mixer tap, built-in electric oven with four ring gas hob above and extractor hood over, tiling to splashback, recess for washing machine, space for free standing fridge/freezer, 'laminare' effect vinyl flooring, uPVC double glazed door and window to the rear garden, single radiator.

BEDROOM ONE (rear)

13'9 x 10'5 (4.19m x 3.18m)

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

BEDROOM TWO (front)

10'1 x 7'2 (3.07m x 2.18m)

Modern wall to wall wardrobes with sliding doors, two uPVC double glazed windows to the front aspect, fitted carpet, coving to ceiling, single radiator.

SHOWER ROOM/WC

6' x 5'5 (1.83m x 1.65m)

Fitted with a modern three piece suite and chrome fittings comprising: double shower cubicle with chrome frame, twin glass panelled sliding doors, chrome shower, wall mounted wash hand basin with central mixer tap, close coupled WC, tiling and panelling to splashback areas, uPVC double glazed window to the side aspect, single radiator.

EXTERNALLY

The property occupies a pleasant set back position with a low maintenance part pebbled front garden. A long driveway alongside the property provides secure off street parking, with a gate opening to the generous south facing rear garden which features lawn and patio areas, with potential to extend (subject to planning).

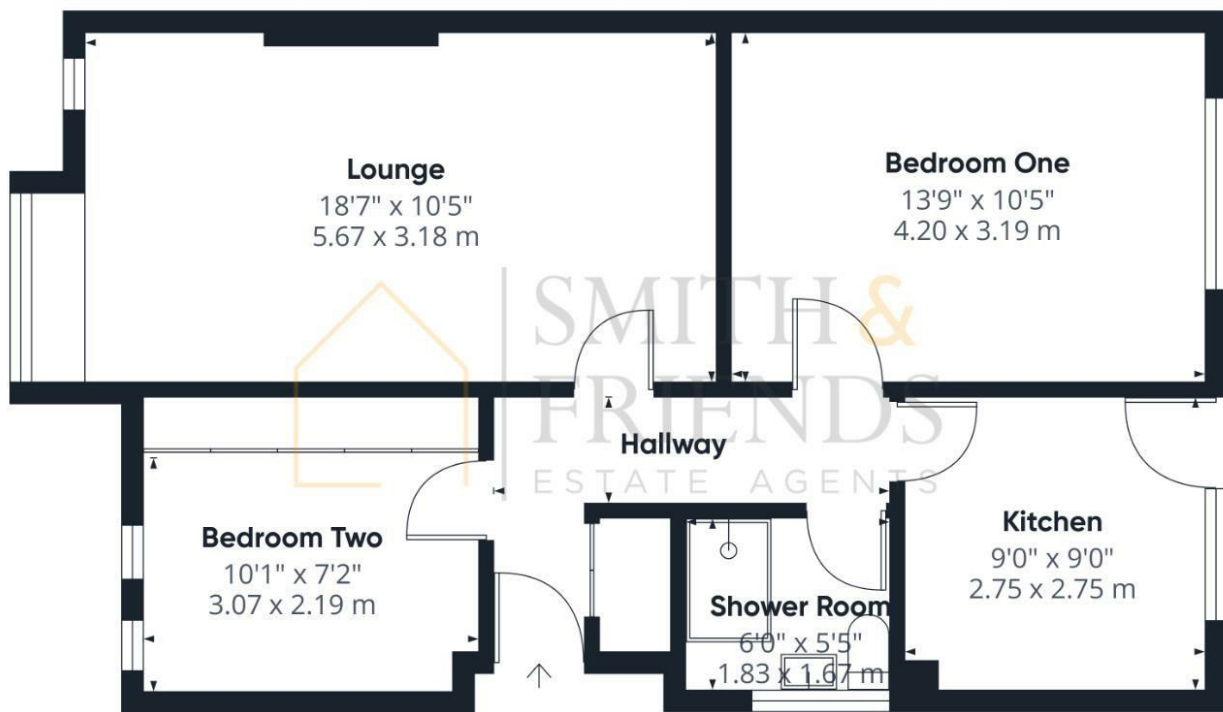
NB

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⁾

606 ft²
56.3 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	69	
(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

