



**Fulbeck Close, Fulford Grange,  
Hartlepool, TS25 5TU  
3 Bed - House - Mid Terrace  
£165,000**

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



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ESTATE AGENTS



# Fulbeck Close, Fulford Grange, TS25 5TU

\*\*\* NO CHAIN INVOLVED \*\*\* AVAILABLE IMMEDIATELY \*\*\* A recently decorated and well presented three bedroom mid terraced property located on Fulbeck Close, forming part of the Fulford Grange development by Yuill Homes. With uPVC double glazing, gas central heating and brand new flooring. An ideal purchase for a first time buyer or young family, with a layout which briefly comprises: entrance hall with stairs to the first floor and access to a spacious through lounge/dining room, the dining area incorporating French doors to the rear garden. The garage has been converted to provide a second reception room and the fully fitted kitchen features units to base and wall level with a built-in oven, hob and extractor included. A useful guest cloakroom/WC completes the ground floor. To the first floor are three good size bedrooms, the master with built-in wardrobes and en-suite shower room. The remaining bedrooms are served by the family bathroom. Externally is a low maintenance front garden, with a driveway providing useful off street parking. The enclosed rear garden has artificial turf and patios areas. Fulbeck Close is located off Brierton Lane, close to both schools and amenities. VIEWING RECOMMENDED.

## GROUND FLOOR

### ENTRANCE

Accessed via double glazed entrance door, staircase to the first floor, single radiator.

### THROUGH LOUNGE/DINING AREA

**15'3 x 9'11 plus 8' x 7'7**

A spacious through lounge/dining room with uPVC double glazed window to the front aspect, uPVC double glazed French doors from the dining area to the garden, double radiator to lounge area, single radiator to dining area, under stairs storage cupboard, access to:

### SECOND RECEPTION ROOM (CONVERTED GARAGE)

uPVC double glazed window to front aspect, radiator.

### KITCHEN

**11' x 8'**

Fitted with a range of cream 'shaker' style units to base and wall level with roll-top work surfaces in an 'L' shaped layout incorporating an inset one and a half bowl single drainer stainless steel 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, recess for additional appliance, uPVC double glazed window to the rear aspect, double glazed door to the rear garden, single radiator.

### DOWNSTAIRS TOILET

Fitted with a two piece white suite comprising: wall mounted wash hand basin, low level WC, tiling to splashback, uPVC double glazed window to the rear aspect, single radiator.

## FIRST FLOOR

### LANDING

Hatch to loft space, built-in storage cupboard, access to:

### BEDROOM 1 (front)

**11'2 x 9'11**

A good size master bedroom with uPVC double glazed box window to the front aspect, single radiator, archway with 'his & hers' mirror fronted sliding wardrobes leading to the en-suite.

### EN SUITE

Fitted with a three piece suite comprising: double shower cubicle with chrome frame and space saving folding door, pedestal wash hand basin with central mixer tap, low level WC, tiling to splashback, being full height to shower level, uPVC double glazed frosted window to the front aspect, single radiator.

### BEDROOM 2 (rear)

**9'6 x 8'8**

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

### BEDROOM 3 (rear)

**9'4 x 6'7**

Built-in double wardrobe, uPVC double glazed window overlooking the rear garden, single radiator.

### FAMILY BATHROOM/WC

Fitted with a three piece white suite comprising: panelled bath with mixer tap, pedestal wash hand basin with mixer tap, low level WC, tiling to splashback uPVC double glazed frosted window to the rear aspect, extractor fan, single radiator.

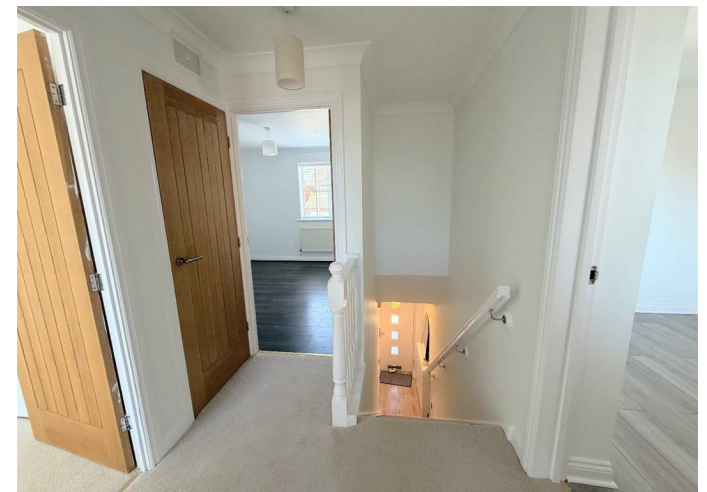
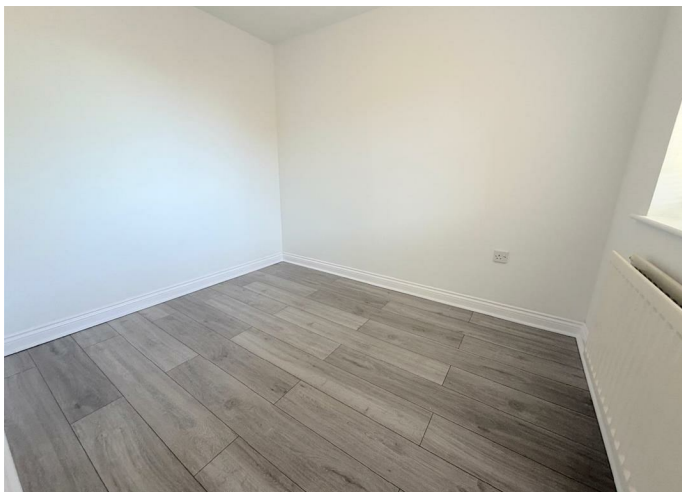
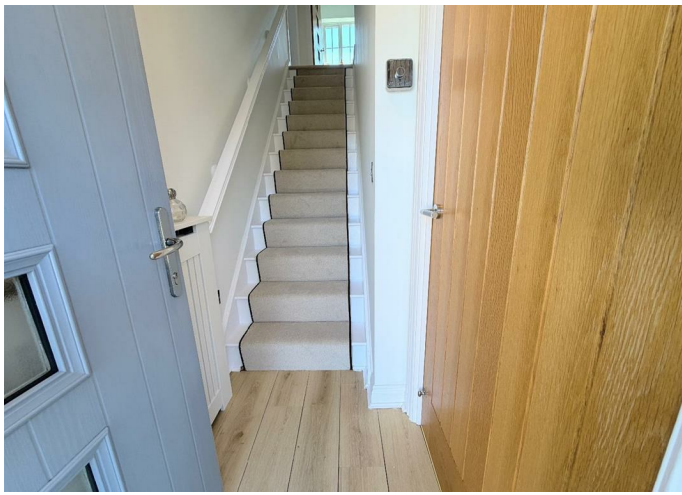
### EXTERNALLY

To the front of the property is a low maintenance front garden, with a driveway providing useful off street parking. The enclosed rear garden has artificial turf and patios areas.

### 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.





# Fulbeck Close

Approximate Gross Internal Area  
988 sq ft - 92 sq m



Not to Scale. Produced by The Plan Portal 2026  
For Illustrative Purposes Only.



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

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