



Skylark Close, Hartlepool, TS26 0SQ
3 Bed - House - Detached
£167,950

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



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Skylark Close, TS26 0SQ

***** REDUCED ***** A spacious three bedroom detached property located in a popular area close to schools and amenities. The home would make an ideal purchase for a first time buyer or family and features uPVC double glazing and gas central heating. An internal viewing comes recommended to appreciate the potential on offer, with a layout which briefly comprises: entrance vestibule through to a spacious open plan lounge & dining room which in turn leads through to the kitchen. To the first floor are three good size double bedrooms, the master with built-in wardrobes and en-suite shower room, the remaining bedrooms are served by the family bathroom which incorporates a three piece white suite and chrome fittings. Externally is a low maintenance front with a double width block paved driveway allowing useful off street parking, whilst leading to the garage. The enclosed rear garden has lawn and patio areas. Skylark Close is located off Fieldfare Road, with easy access to schools and amenities. **NO CHAIN INVOLVED.**

GROUND FLOOR

ENTRANCE VESTIBULE

3' x 4'4 (0.91m x 1.32m)

Accessed via double glazed entrance door, fitted with laminate flooring, single radiator, glazed internal door through to:

OPEN PLAN LOUNGE & DINING ROOM

10'8 x 23'2 (3.25m x 7.06m)

A spacious lounge/dining room with uPVC double glazed bay window to the front aspect, double glazed patio doors to the rear garden, laminate flooring, feature fire surround with electric fire, coving to ceiling, two double radiators, staircase to the first floor with fitted carpet.

KITCHEN

8'1 x 12'2 (2.46m x 3.71m)

Fitted with a range of 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 sink unit with mixer tap, built-in electric oven with four ring gas hob above and extractor hood over, tiling to splashback, integrated fridge, recess for washing machine, glass fronted display cabinets to eye-level, tiled flooring, gas central heating boiler, uPVC double glazed window to the rear aspect, double glazed door to the rear, double radiator.

FIRST FLOOR

LANDING

Built-in storage cupboard housing hot water tank, fitted carpet, access to:

BEDROOM ONE

9'1 x 11' (2.77m x 3.35m)

Mirror fronted sliding wardrobes, laminate flooring, uPVC double glazed window overlooking the rear garden, single radiator, access to:

EN-SUITE SHOWER ROOM/WC

5' x 5'3 (1.52m x 1.60m)

Fitted with a three piece suite comprising: corner shower cubicle, pedestal wash hand basin with dual taps, low level WC, tiling to splashback, being full height to shower level, tiled flooring, uPVC double glazed window to the rear aspect, extractor fan, single radiator.

BEDROOM TWO

9'1 x 9'7 (2.77m x 2.92m)

Laminate flooring, uPVC double glazed window to the front aspect, single radiator.

BEDROOM THREE

9'10 x 8'2 (3.00m x 2.49m)

Laminate flooring, uPVC double glazed window to the front aspect, single radiator.

FAMILY BATHROOM/WC

4'8 x 8'1 (1.42m x 2.46m)

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

EXTERNALLY

The property features a part lawned front garden, with a double width driveway providing useful off street parking, whilst leading to the garage. A gate to the side leads through to the enclosed rear garden, with patio, lawn, planted border and fenced boundaries.

GARAGE

8'2 x 15'8 (2.49m x 4.78m)

Accessed via an up and over door to the front, light and socket.

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^m

936 ft²
87 m²

Reduced headroom

30 ft²
2.8 m²

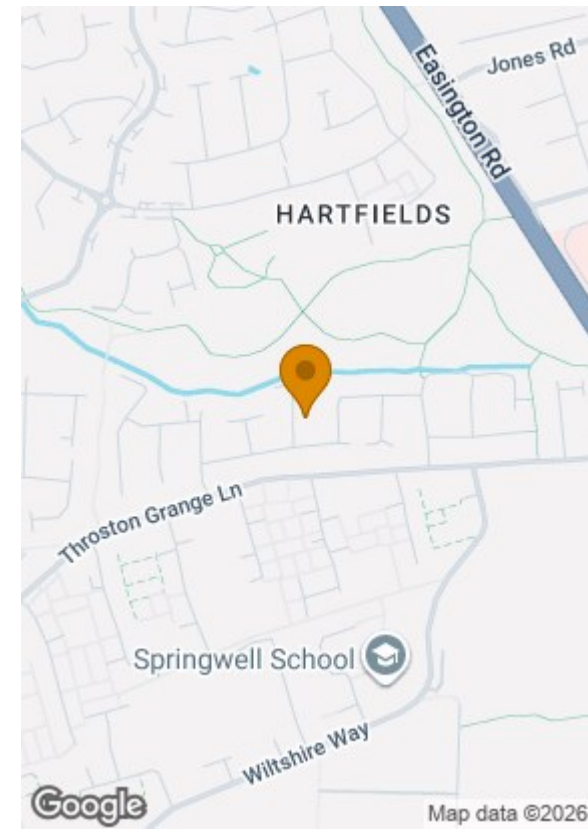
(1) Excluding balconies and terraces

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.

GIRAFFE360



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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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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