



***** REDUCED *** NO CHAIN INVOLVED ***** A modern two bedroom GROUND FLOOR APARTMENT located at Twinleaf Apartments in a popular part of the Bishop Cuthbert Estate. The home offers freshly decorated accommodation in neutral colours with brand new flooring throughout. An ideal purchase for a first time buyer, those looking to downsize or possible buy-to-let investment. The apartment is warmed by gas central heating, features uPVC double glazing and briefly comprises: entrance vestibule with double cloaks cupboard, inner hall with additional storage, generous open plan kitchen/diner/sitting room, the kitchen including a range of appliances. The hall provides further access to both bedrooms, the master with en-suite shower room, whilst bedroom two is served by the bathroom which incorporates a three piece white suite and chrome fittings. Twinleaf Apartments are accessed via telecom entry, offer allocated and visitors parking on site. Bishop Cuthbert is well situated for quick commuting to and from Hartlepool and the surround area. **VIEWING RECOMMENDED.**

Twinleaf Apartments, Hartlepool, TS26 0DF

2 Bedroom - Apartment

£85,000

EPC Rating: C

Tenure: Leasehold

Council Tax Band: B



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COMMUNAL ENTRANCE

Accessed via secure telecom entry system with access to each floor.

GROUND FLOOR APARTMENT

ENTRANCE VESTIBULE

3'6 x 4'11 (1.07m x 1.50m)

Accessed via secure entrance door with spyhole, double cloaks cupboard, telecom entry phone, internal door to the hall.

INNER HALL

Built-in storage cupboard, uPVC double glazed window, newly fitted carpet, double radiator, access to:

OPEN PLAN KITCHEN/DINER/SITTING ROOM

10'5 x 22'9 (3.18m x 6.93m)

SITTING & DINING AREA

uPVC double glazed window, newly fitted carpet, television point, double radiator.

KITCHEN AREA

Fitted with a range of cream 'shaker' style units to base and wall level with contrasting work surfaces in an 'L' shaped layout with matching splashback 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, all finished in brushed stainless steel, integrated washing machine, free standing fridge/freezer, concealed Potterton Titanium gas central heating boiler, uPVC double glazed window, newly fitted vinyl flooring, additional double radiator.

BEDROOM ONE

9'3 x 12'8 (2.82m x 3.86m)

A good size master bedroom with uPVC double glazed window, newly fitted carpet, single radiator, access to the en-suite shower room.

EN-SUITE SHOWER ROOM/WC

3'9 x 7'9 (1.14m x 2.36m)

Fitted with a three piece suite and chrome fittings comprising: double shower cubicle with chrome frame, overhead shower and glass panelled sliding door, pedestal wash hand basin with chrome mixer tap, close coupled WC, tiling to splashback, being full height to shower level, extractor fan, newly fitted vinyl flooring, convector radiator.

BEDROOM TWO

6'7 x 10'1 (2.01m x 3.07m)

uPVC double glazed window, newly fitted carpet, single radiator.

BATHROOM/WC

7'1 x 6'2 (2.16m x 1.88m)

Fitted with a modern three piece white suite and chrome fittings comprising: panelled bath with chrome dual taps, pedestal wash hand basin with chrome mixer tap, close coupled WC, tiling to splashback, uPVC double glazed window, extractor fan, double radiator.

EXTERNALLY

Twinleaf Apartments benefit from communal grounds with allocated parking space and visitors parking on-site.

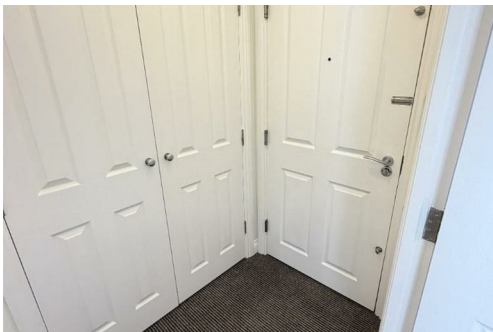
NB 1


The property is of leasehold tenure and has a yearly maintenance charge.

NB 2

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.





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