



Brierton Lane, TS25 5DW
2 Bed - Bungalow - Detached
Offers In Excess Of £165,000

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Brierton Lane Hartlepool TS25 5DW

**** REDUCED FROM £175,000** SPACIOUS ACCOMMODATION ** INTERNAL VIEWING COMES HIGHLY RECOMMENDED **** A modernised two bedroom detached bungalow which benefits from a uPVC double glazed conservatory. This bungalow offers well proportioned rooms which enjoys plenty of natural light from it's large windows. Due to its size it would be an ideal purchase for a professional couple/young family and will also suit a semi/retired couple. Features include gas central heating via a combination boiler, double glazed throughout, has cavity wall insulation and a fitted burglar alarm. Briefly comprising: long entrance hall, the lounge and master bedroom are located to the front of the property, both are generous in size and have large walk-in bay windows. It has a refitted kitchen/diner with white 'shaker' style units and includes an integral dishwasher plus a useful pantry. The second bedroom is also a generous double and overlooks the rear garden. From the hall is a tiled shower room/WC which has a white suite and double shower cubicle. The kitchen gives access to a rear lobby, modern cloakroom/WC and the delightful uPVC double glazed conservatory. Externally are low maintenance gardens to front and rear, the driveway and pebbled area to the front can offer off street car parking for two/three cars. The attractive rear garden enjoys a southerly aspect and has paved, decked, artificial turf and pebbled areas. Fitted carpets and blinds are included in the asking price. This bungalow occupies a pleasant position in Brierton Lane amongst similar individual homes in the mature residential area.











ENTRANCE HALL

A long 'L' shaped entrance hall accessed via uPVC double glazed entrance door with double glazed fanlight above, hatch to loft space which is accessed via a pull down aluminium ladder.

LIGHT AND AIRY LOUNGE 16'11" into bay x10'5" into alcove, overall (5.16m into bay x3.18m into alcove, overall)

A comfortable family lounge which enjoys a high degree of natural light from a large double glazed bay window to the front aspect, white 'traditional' style fire surround with marble hearth and upstand area, 'chrome' effect flicker flame electric fire.

REFITTED KITCHEN/DINER 11'10" x 11'3" overall (3.61m x 3.45m overall)

Fitted with a superb range of white 'shaker' style base, wall and drawer units with 'butchers block' style working surfaces incorporating inset one and a half single drainer stainless steel sink unit with mixer tap, space for cooker (cooker included) with gas and electric cooker points, recess with plumbing for automatic washing machine (machine included), canopy housing illuminated recirculating fan, integrated dishwasher, complementary tiling to splashback, wall mounted Logic gas combination boiler, walk-in pantry with fitted shelving, electric lighting and glazed window.

REAR LOBBY

Door to the conservatory and further access to:

MODERN GROUND FLOOR CLOAKROOM/ WC

Refitted with a two piece white suite comprising: 'vanity' style sink unit with tap, white 'gloss' style storage cupboard below, close coupled WC.

CONSERVATORY

A delightful uPVC double glazed conservatory offering views of the rear garden with uPVC double glazed door to the rear garden, electric light, power points, 'stable' style door to rear garden.

BEDROOM 1 (front) 16'11" into bay x 11'5" overall (5.16m into bay x 3.48m overall)

A generous sized master bedroom which, again, enjoys a high degree of natural light with a large double glazed bay window to the front aspect.

BEDROOM 2 (rear) 11'8" x 9'10" overall (3.58m x 3.00m overall)

A generous sized second bedroom with a double glazed window overlooking the rear garden.

SHOWER ROOM/ WC

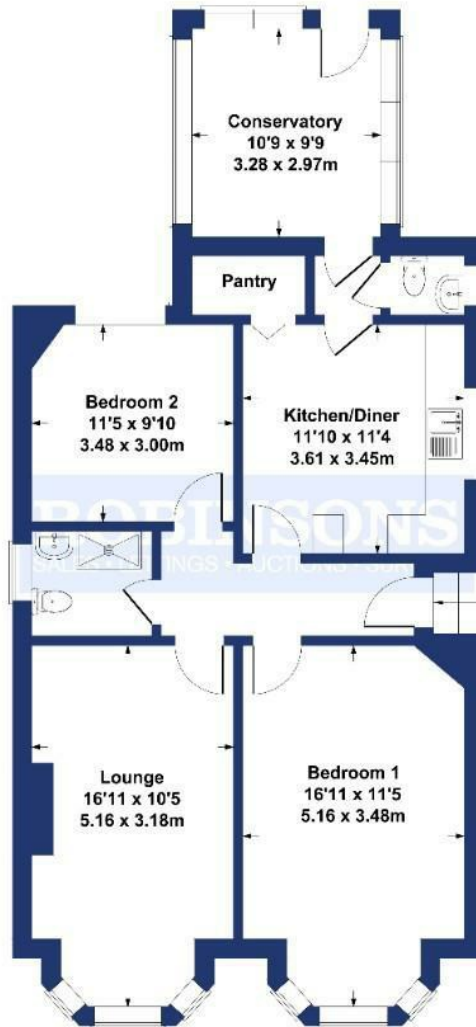
Fitted with a three piece white suite comprising: double shower cubicle with fitted glass panels, Triton electric shower fitting over, 'vanity' style sink unit with mixer tap with white 'gloss' style storage cupboard below, vanity mirror above, WC, attractive tiling to walls and floor, free standing shelved gloss unit, PVC panelling to ceiling.

OUTSIDE

The bungalow benefits from low maintenance gardens to front and rear. The front garden is mostly pebbled for easy maintenance with brick boundary wall and paved driveway providing useful off street car parking for two to three cars. A walkway runs alongside the property with gated access leading through to the good sized rear garden. The rear garden has paved, decking, patio and artificial turf, large timber garden shed included. The garden also enjoys a good degree of privacy and enjoys a southerly aspect which should be a suntrap in the summer months.

Brierton Lane Hartlepool

Approximate Gross Internal Area
918 sq ft - 85 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			69
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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