



Brierton Lane, TS25 5DW
2 Bed - Bungalow - Detached
Offers In The Region Of £223,000

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Brierton Lane TS25 5DW

A beautifully upgraded and rarely available two bedroom detached bungalow occupying a prime position on Brierton Lane. The home offers deceptively spacious and well proportioned accommodation with further scope to enhance the layout. An internal viewing comes highly recommended, with the reworked layout featuring a modern kitchen, recently refitted four piece bathroom and the addition of a spacious walk-in wardrobe to the master bedroom (this could be altered to add the addition of a third bedroom). The bungalow has been fully redecorated, features upgrades to fixtures and fittings, with new internal doors and further benefits from gas central heating, uPVC double glazing, burglar alarm and CCTV. An extensive driveway provides ample off street parking with secure gates and leads to a large garage/workshop measuring over 25ft in length. A large summerhouse measuring approximate 20ft in length offers an enviable place to entertain family and friends. The generous loft space gives the option to add further rooms (subject to the usual planning consents). In brief the layout comprises: entrance hall with double doors into the lounge which in turn leads to the sun room and into the garden, the kitchen features units to base and wall level with space for free standing appliances. The hall also provides access to two spacious bedrooms, with the master bedroom incorporating double doors into a large walk-in wardrobe. The recently refitted bathroom features a four piece suite and chrome fittings. Externally the gardens should prove be low maintenance, with the rear garden enjoying a southerly aspect. **EARLY VIEWING RECOMMENDED.**











ENTRANCE HALL

An inviting entrance hall which is accessed via uPVC double glazed side entrance door, fitted with modern laminate flooring, upgraded oak internal doors, skirting boards and door frames, double doors open to the lounge, hatch to attic room.

LOUNGE 16'2 x 11'4 (4.93m x 3.45m)

An attractively presented lounge which incorporates a feature chimney breast with fire recess ideal for 'log burner' style fire, brick tiled back and oak mantle, double glazed patio doors opening to the sun room extension.

SUN ROOM EXTENSION 9'5 x 6'3 (2.87m x 1.91m)

Offering a pleasant transition between the home and garden via uPVC double glazed French doors.

KITCHEN 12'2 x 10'9 (3.71m x 3.28m)

Fitted with a modern range of units to base and wall level with contrasting work surfaces and space for free standing appliances including recess for cooker with three speed extractor hood over, modern black 'brick' style tiling to splashback areas, space for free standing fridge/freezer, recess for washing machine and dryer, uPVC double glazed windows to the side and rear aspects, uPVC double glazed door to the rear.

BEDROOM 1 12'4 x 11'4 (3.76m x 3.45m)

A generous master bedroom located to the front of the property with large bay window and double doors which open to a walk-in wardrobe.

WALK-IN WARDROBE 10'9 x 6'11 (3.28m x 2.11m)

Fitted with a range of hanging rails and shelving (offering potential to be used as an additional bedroom).

BEDROOM 2 12'4 x 11'4 (3.76m x 3.45m)

A good sized second bedroom which is, again, located to the front of the property and incorporates a large bay window.

BATHROOM/WC 8' x 7'7 (2.44m x 2.31m)

Recently refitted with a beautiful four piece suite and chrome fittings comprising: tiled panelled bath with central chrome mixer tap and shower attachment, corner shower enclosure with overhead shower, wall mounted 'vanity' style wash hand basin with chrome mixer tap and drawers below, concealed WC with matching back and vanity area above, beautiful tiling to splashback areas and flooring.

ATTIC ROOM

Accessed via pull down ladder from the entrance hall with ample space to add additional accommodation, whilst currently being used for storage purposes with uPVC double glazed windows to the front and rear elevations, power points, electric light fitting, radiator and wall mounted gas central heating boiler.

OUTSIDE

The property features a low maintenance, part lawned front garden with a paved driveway providing useful off street parking. Double gates open to an additional paved area allowing further off street parking/hard standing area which leads to the detached garage. The private enclosed rear garden should prove to be a suntrap in the summer months enjoying a southerly aspect and incorporating lawn, decking and paved patio areas with large summerhouse included.

SUMMERHOUSE 20' x 10' (6.10m x 3.05m)

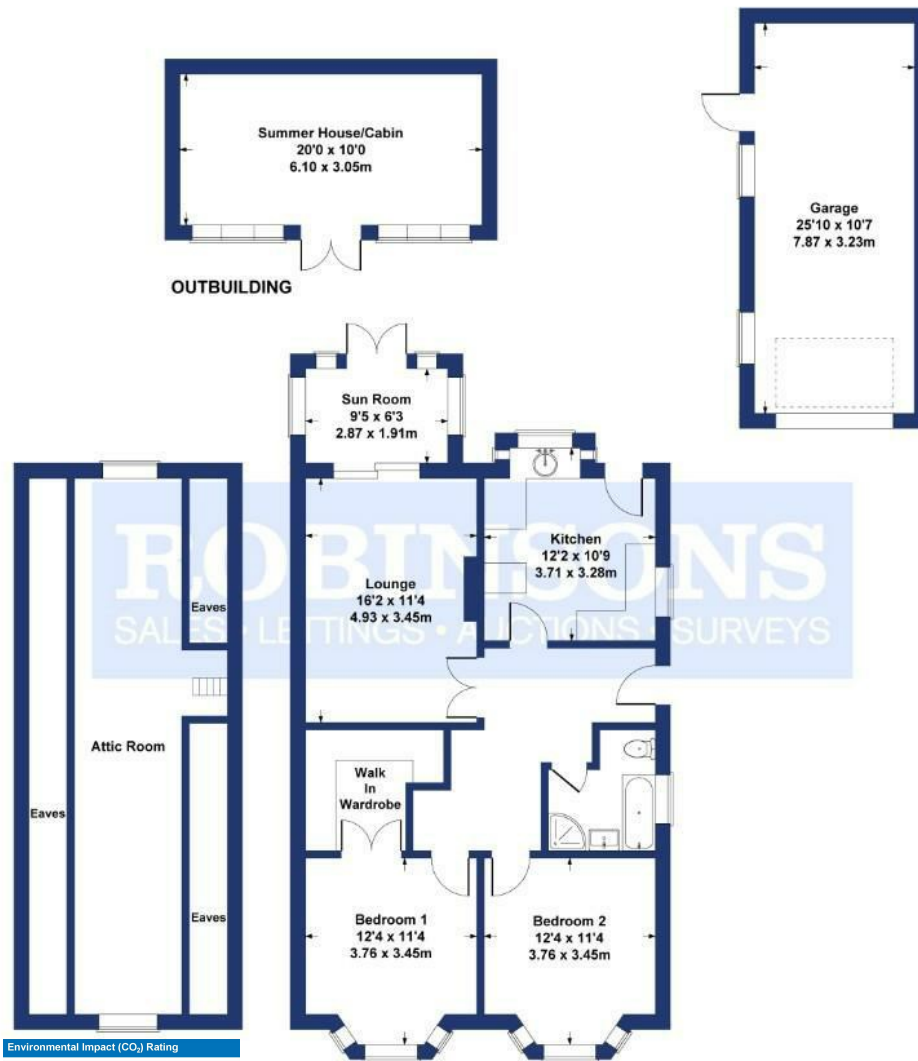
Accessed via double doors and giving an enviable place to entertain family and friends, currently housing a hot tub which could be sold by separate negotiation.

GARAGE 25'10 x 10'7 (7.87m x 3.23m)

Personal door from the rear garden, up and over access door to the front, two windows to the side aspect, electric light, power points, overhead storage space, security alarm.



Brierton Lane
Approximate Gross Internal Area
1396 sq ft - 130 sq m



GROUND FLOOR

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. 2020

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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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