



**Broomhill Gardens, Hartlepool, TS26 0JP**

welcome to

## Broomhill Gardens, Hartlepool

- GREAT SIZE GARDEN
- OWNED SOLAR PANELS WITH BATTERY
- MODERN KITCHEN & CONTEMPARY SHOWER ROOM
- DRIVEWAY
- BRIGHT & AIRY LOUNGE

Tenure: Freehold EPC Rating: Awaiting  
Council Tax Band: B

£165,000

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**Property Ref:**

HAR120804 - 0002

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### Entrance Hall

Entered via a UPVC double glazed door into the entrance hall, window panels either side of door, radiator, stairs leading to first floor, door leading to lounge/ diner, door leading to kitchen, door leading to dining area, feature bespoke understairs storage, wood and stainless steel feature banister.

### Dining Room

UPVC double glazed door leading into the rear garden with window panels either side, radiator, coved cornicing, spotlights to ceiling, open into lounge.

### Lounge

UPVC double glazed bow window to front, electric fire, coved cornicing, spotlights to ceiling, radiator.

### Kitchen

UPVC double glazed window to rear, LVT flooring, UPVC double glazed door to side, space for free standing fridge/ freezer, good range of wall and base units with complimenting working surfaces and a black subway tiled splashback, inset electric oven, four ring gas hob with extractor over, plumbing and recess for undercounter dishwasher, round stainless steel sink/ drainer with swan neck mixer tap, wall mounted Baxi combi boiler housed in a cupboard.

### Landing

Loft hatch access, spotlights, UPVC double glazed window to side, doors leading to all principal rooms.

### Bedroom 1

UPVC double glazed bow window to front, radiator, coved cornicing, spotlights to ceiling.

### Bedroom 2

UPVC double glazed window to rear, radiator, coved cornicing, spotlights to ceiling.

### Bedroom 3

UPVC double glazed window to front, radiator, coved cornicing, spotlights to ceiling, recess with feature glass shelving.

### Family Shower Room

Ultra modern, 2 UPVC double glazed windows to the side, LVT flooring, designer heated towel rail, shower cubicle with rainfall shower head and hand held attachment, extractor fan, wall mounted storage, wash hand basin with mixer tap on a vanity unit, concealed cistern low level low flush wc, tiled walls, clad ceiling.

### Externally

#### Front Of Property

Wall enclosed with an attractive lawn area, feature tree, decked area, imprint concrete driveway, side door that leads to the rear.

#### Rear Garden

Landscaped, fence enclosed, raised decking area, bark section, concrete area that steps down to main garden, stone bed walkway leading to rear, 2 shaped lawns, sleepers with planted



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