



***** VIEWING RECOMMENDED ***** An impressive two bedroom semi-detached property on Northwold Close in a popular part of the Fens estate. The home offers **EXTENDED ACCOMMODATION** ideal for a wide variety of buyers including first time buyers, young families and those looking to downsize. The ground floor has been enhanced by a porch/hall extension to the front and full width kitchen extension to the rear and comes with an internal viewing recommended. Other pleasing features including driveway with parking for three cars, modern upgraded bathroom, gas central heating and uPVC double glazing. The full layout comprises: entrance hall with stairs to the first floor, good size lounge with feature fire surround, extended kitchen/diner which offers attractive units and a range of integrated appliances, two good size bedrooms, bedroom two with a quality range of fitted wardrobes and a modern upgraded bathroom which incorporates a three piece white suite and chrome fittings. Externally is a low maintenance block paved front allowing useful off street parking for three cars. A gate to the side leads through to the enclosed rear garden with lawn and paved patio areas. Northwold Close is located off Holland Road in a popular part of the Fens estate close to schools, amenities and transport links.

Northwold Close, Hartlepool, TS25 2LP

2 Bedroom - House - Semi-Detached

£155,000

EPC Rating:

Tenure: Freehold

Council Tax Band: B



**SMITH &
FRIENDS**
ESTATE AGENTS

GROUND FLOOR

ENTRANCE HALL

8'6 x 4'1 (2.59m x 1.24m)

Accessed via double glazed composite entrance door with uPVC double glazed side screens, two uPVC double glazed windows, attractive solid oak flooring, staircase to the first floor with fitted carpet, single radiator, access to:

FRONT LOUNGE

15' x 14'1 (4.57m x 4.29m)

A pleasant lounge with uPVC double glazed bow window to the front aspect, attractive feature fire surround, fitted carpet, coving to ceiling, television point, convactor radiator.

EXTENDED KITCHEN/DINER

15'1 x 14'2 (4.60m x 4.32m)

Fitted with a range of units to base and wall level with contrasting work surfaces and 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, integrated fridge, freezer and washing machine, four drawer base unit, uPVC double glazed window to the rear aspect, uPVC double glazed French doors to the rear garden, 'tile' effect laminate flooring, inset spotlighting to ceiling, double radiator.

FIRST FLOOR

LANDING

uPVC double glazed window to the side aspect, fitted carpet, hatch to loft space which is part boarded for storage purposes with light, sockets and access ladder.

BEDROOM ONE

9'11 x 11'1 (3.02m x 3.38m)

A good size master bedroom which benefits from two uPVC double glazed windows to the front aspect allowing a good degree of natural light, dressing area with matching drawers, useful storage cupboard, fitted carpet, double radiator.

BEDROOM TWO

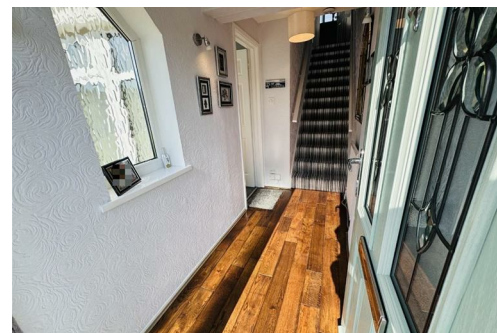
11' x 7' (3.35m x 2.13m)

Fitted with an extensive range of wardrobes with uPVC double glazed window to the rear aspect, fitted carpet, coving to ceiling, single radiator.

BATHROOM/WC

7'5 x 4'9 (2.26m x 1.45m)

Fitted with a modern three piece white suite and chrome fittings comprising: panelled bath with chrome mixer tap and shower attachment, 'vanity' style inset wash hand basin with chrome mixer tap and vanity cabinet below, close coupled WC with matching white gloss back and vanity area above, attractive tiling to splashback, panelling and inset spotlighting to ceiling, extractor fan, uPVC double glazed window to the rear aspect, chrome heated towel radiator.



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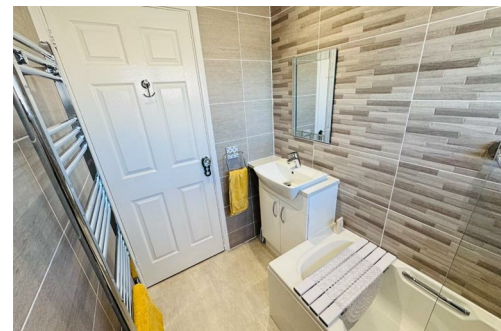


EXTERNALLY

The property features a low maintenance block paved front allowing useful off street parking for three cars. A gate to the side of the property leads through to the enclosed rear garden which features lawn and patio areas, with a planted border, fenced boundaries and useful timber storage shed included.

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.



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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.

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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