



**\*\* CHAIN FREE \*\* EXTENDED ACCOMMODATION \*\* VIEWING IS ESSENTIAL \*\*** An impressive three bedroom semi detached house which is located in a popular tree lined road. Features include burglar alarm, gas central heating via a combination boiler and uPVC double glazing. This deceptively spacious property will appeal to a wide variety of prospective buyers and briefly comprises: entrance porch opening into the hallway, spacious lounge with archway to the dining room, fitted kitchen and sunroom. Located to the first floor are three bedrooms (all with built-in storage), family bathroom and separate toilet. The open plan front garden is laid to lawn, with a block paved driveway leading to the integral garage. The rear garden is not overlooked and enjoys open aspect views to the rear. The established rear garden is laid to lawn with well stocked borders, patio area and timber shed.

**Fenton Road, Hartlepool, TS25 2LQ**  
**3 Bedroom - House - Semi-Detached**  
**£169,995**  
**EPC Rating: D**  
**Tenure: Freehold**  
**Council Tax Band: C**



Fenton Road, Hartlepool, TS25 2LQ

## GROUND FLOOR

### ENTANCE PORCH

4'5 x 7'1 (1.35m x 2.16m)

uPVC double glazed glass panelled door, sliding patio doors into the hallway.

### HALLWAY

9'2 x 5'11 (2.79m x 1.80m)

Staircase to first floor landing, radiator.

### LOUNGE

15'8 x 10'1 (4.78m x 3.07m)

uPVC double glazed bow window to front, living flame 'coal' effect gas fire with modern surround, radiator, arch through to the dining area.

### DINING AREA

8'10 x 10'1 (2.69m x 3.07m)

uPVC double glazed French doors opening onto the rear garden, radiator, door into the kitchen.

### KITCHEN

11'4 x 7'11 (3.45m x 2.41m)

Fitted with a range of wall, base and drawer units with matching worktops, inset sink and drainer with mixer tap, four ring electric hob with oven under, plumbing for washing machine, space a for fridge and freezer, uPVC double glazed window to rear, glass panelled door into the sunroom.

### SUNROOM

11'6 x 7'3 (3.51m x 2.21m)

Two uPVC double glazed windows to rear, uPVC double glazed glass panelled door opening onto the rear garden, door into garage.

## FIRST FLOOR

### LANDING

uPVC double glazed window to side, storage cupboard and access to loft (retractable ladder, power and lighting).

### BEDROOM (front)

12'9 x 11'6 (3.89m x 3.51m)

uPVC double glazed window to front, built-in storage, radiator.

### BEDROOM (front)

8'10 x 6'8 (2.69m x 2.03m)

uPVC double glazed window to front, built-in storage, radiator.

### BEDROOM (rear)

9'7 x 11'6 (2.92m x 3.51m)

uPVC double glazed window to rear, built-in storage, radiator.

### FAMILY BATHROOM

5'5 x 6'8 (1.65m x 2.03m)

Panelled bath with shower over and pedestal wash basin; uPVC double glazed window to rear, heated chrome towel rail, co-ordinated tiled walls and flooring.

### SEPARATE TOILET

2'9 x 4' (0.84m x 1.22m)

Low level WC, uPVC double glazed window to side.



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**EXTERNALLY**

The open plan front garden is laid to lawn, with a block paved driveway leading to the integral garage. The rear garden is not overlooked and enjoys open aspect views to the rear. The established rear garden is laid to lawn with well stocked borders, patio area and timber shed.

**INTEGRAL GARAGE**

17'6 x 7'9 (5.33m x 2.36m)

**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.





Approximate total area<sup>①</sup>  
1119.45 ft<sup>2</sup>  
104 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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

