



***** NO CHAIN INVOLVED *** VACANT POSSESSION ***** A pleasantly positioned TWO BEDROOM semi-detached property with modern kitchen and shower room. An ideal purchase for a first time buyer, young family or those looking to downsize, with further benefits including gas central heating, uPVC double glazing, off street parking and SOUTH FACING REAR GARDEN. Occupying a larger than average plot with a generous side area, ideal for further offer street parking/extension potential (subject to planning). The internal layout comprises: entrance vestibule through to a good size lounge which incorporates stairs to the first floor and access into a spacious kitchen/diner. To the first floor are two double bedrooms and a modern shower room/wet room, incorporating a three piece suite and chrome fittings. Externally is a low maintenance front garden, with a driveway to the side of the property providing useful off street parking, double timber gates open to a further paved area and through to the generous south facing rear garden with lawn, patio and storage shed. **VIEWING RECOMMENDED.**

Fieldfare Road, Hartlepool, TS26 0SA

2 Bedroom - House - Semi-Detached

£132,950

EPC Rating: D

Tenure: Freehold

Council Tax Band: B



Fieldfare Road, Hartlepool, TS26 0SA

 **SMITH & FRIENDS**
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GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via double glazed composite entrance door, uPVC double glazed window to the side aspect, laminate flooring, single radiator, internal door to:

LOUNGE

15'2 x 12'5 (4.62m x 3.78m)

A good size lounge with uPVC double glazed window to the front aspect, spindled staircase to the first floor with newel post, fitted carpet, coving to ceiling, single radiator, access to:



KITCHEN/DINER

8'11 x 12'5 (2.72m x 3.78m)

A full width kitchen/diner which incorporates a modern range of units to base and wall level with brushed stainless steel handles and contrasting work surfaces with matching splashback incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring gas hob above and extractor hood over, all finished in brushed stainless steel with matching splashback, recess for washing machine, space for fridge and separate freezer, four drawer unit to base level, uPVC double glazed window to the rear aspect, gas central heating boiler, 'laminate' effect vinyl flooring, single radiator, uPVC double glazed door to the rear garden.



FIRST FLOOR

LANDING

Built-in storage cupboard with hot water tank, built-in storage cupboard, uPVC double glazed window to the side aspect, fitted carpet, hatch to loft space.



BEDROOM ONE

8'10 x 10'4 (2.69m x 3.15m)

Mirror fronted sliding wardrobes, uPVC double glazed window overlooking the rear garden, fitted carpet, single radiator.



BEDROOM TWO

7'6 x 10'3 (2.29m x 3.12m)

Built-in wardrobe, additional storage cupboard, uPVC double glazed window to the front aspect, fitted carpet, single radiator.

SHOWER ROOM/WET ROOM

7'4 x 5'9 (2.24m x 1.75m)

Recently upgraded with a walk-in shower area and chrome overhead shower, wall mounted wash hand basin with chrome mixer tap, close coupled WC, attractive panelling to walls, non-slip flooring, extractor fan, convector radiator.



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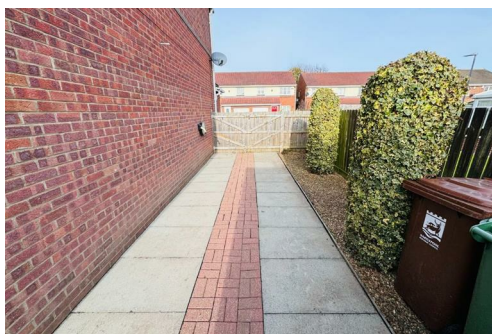
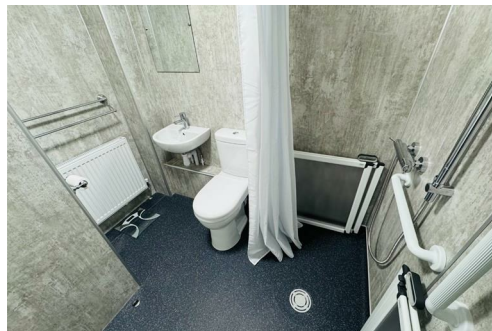


EXTERNALLY

The property features a low maintenance open plan lawned front garden, with a paved driveway providing useful off street parking. Double timber gates open to a further paved area allowing additional off street parking/hardstanding space, with scope to extend (subject to planning). The generous south facing rear garden features lawn, paved and decked patio areas, with fenced boundaries and 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.





Approximate total area*
584.47 ft²
54.3 m²

Reduced headroom
7.64 ft²
0.71 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

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) A		87
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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. 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.

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