



**\*\* GENEROUS SIZED PLOT \*\* VIEWING IS ESSENTIAL \*\*** A much improved and extended 3 bedroom semi detached house occupying a generous sized plot which gives further extension potential, subject to the usual consents. Features incl. modern kitchen, bathroom and separate shower room fittings, gas CH via a combination boiler, uPVC DG and cavity wall insulation. Briefly comprising: entrance hall, 2 large reception rooms, kitchen incl. built-in double electric oven/hob/extractor and integrated fridge, one of the bedrooms having built-in sliding wardrobes, modern bathroom/WC and a separate shower room. Another pleasing feature is its generous sized rear garden which cannot fail to impress, not only does it enjoy a westerly aspect but also provides a high degree of privacy. A paved driveway leads to the large garage which incorporates a utility area. Fitted carpets, laminate flooring and blinds are included in the asking price.

**Caistor Drive, Hartlepool, TS25 2QG**

**3 Bed - House - Semi-Detached**

**£180,000**

**EPC Rating: D**

**Council Tax Band: C**

**Tenure: Freehold**





# Caistor Drive, Hartlepool, TS25 2QG



## GROUND FLOOR

### ENTRANCE HALLWAY

uPVC DG glass panelled door, radiator and staircase to first floor landing.

### LOUNGE

16'7 x 12'1 (5.05m x 3.68m)

uPVC DG window to front, radiator and double doors into the dining room

### DINING ROOM

11'4 x 9'1 (3.45m x 2.77m)

Radiator and opening into the family room.

### FAMILY ROOM

11'1 x 9'1 (3.38m x 2.77m)

uPVC DG sliding patio doors opening onto the rear garden and radiator.

### KITCHEN

11'4 x 8'2 (3.45m x 2.49m)

Fitted with a range of wall, base and drawer units with matching worksurfaces, Four gas hob with illuminating extractor and double oven. Plumbing for washing machine and space for fridge freezer, Two large storage cupboards uPVC DG window to rear, uPVC DG

## FIRST FLOOR

### LANDING

uPVC DG window to rear, loft access and airing cupboard.

### BEDROOM 1 ( FRONT)

11'4 x 11'2 (3.45m x 3.40m)

uPVC DG window to front, and radiator.

### BEDROOM 2 ( REAR)

11'4 x 10'5 (3.45m x 3.18m)

uPVC DG window to rear, built in wardrobes and radiator.

### BEDROOM 3 ( FRONT)

8'1 x 7'1 (2.46m x 2.16m)

uPVC DG window to front and radiator.

### FAMILY BATHROOM

Panelled bath with shower over, and pedestal wash hand basin and lowlevel WC, coordinated tiled walls radiator and uPVC DG window.

### SHOWER ROOM

Walk in shower cubicle and wall mounted shower.

## EXTERNALLY

Another pleasing feature is its generous sized rear garden which cannot fail to impress, not only does it enjoy a westerly aspect but also provides a high degree of privacy. A paved driveway leads to the large garage which incorporates a utility area.

The open plan front garden is laid to lawn with driveway leading to the garage.



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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. Smith & Friends Estate Agents 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) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</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	

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