



***** NO CHAIN INVOLVED *** VACANT POSSESSION ASSURED ***** A pleasantly positioned **THREE BEDROOM** semi-detached property on Crowland Road in a popular part of the Fens Estate with the benefit of a good size **SOUTH FACING REAR GARDEN**. The home would make an ideal purchase for a first time buyer or family, with a generous through lounge/dining room and separate reception room. The accommodation features uPVC double glazing, gas central heating, useful off street parking and integral garage. The full layout comprises: entrance hall with stairs to the first floor, generous through lounge/dining room with attractive feature fire surround, electric fire and French doors to the rear garden. An additional reception area links to the kitchen which features a range of built-in appliances and integral door to the garage. To the first floor are three bedrooms, all with built-in storage, they are served by the family bathroom with separate WC. Externally is a low maintenance front garden, with a paved driveway allowing useful off street parking, whilst leading to the garage. The enclosed south facing rear garden enjoys a good degree of privacy, backing onto bungalows on Brandon Close. Fens shops and Primary School and located within close proximity. **VIEWING RECOMMENDED.**

Crowland Road, Hartlepool, TS25 2JN
3 Bedroom - House - Semi-Detached
Offers In The Region Of £175,000
EPC Rating:
Tenure: Freehold
Council Tax Band: C



GROUND FLOOR

ENTRANCE HALL

Accessed via double glazed composite entrance door with uPVC double glazed side screens, modern laminate flooring, spindled staircase to the first floor with newel post, under stairs storage cupboard and fitted carpet, single radiator, access to:

THROUGH LOUNGE/DINING ROOM

12'1 x 25' (3.68m x 7.62m)

A generous through lounge/dining room, with uPVC double glazed bow window to the front aspect, uPVC double glazed French doors with matching side screens to the rear garden, modern laminate flooring, attractive feature fire surround with feature lighting and inset electric fire, coving to ceiling, single radiator, archway to:

SEPARATE RECEPTION ROOM

8' x 10'11 (2.44m x 3.33m)

Matching laminate flooring, uPVC double glazed window to the rear aspect, coving to ceiling, double radiator, access to:

KITCHEN

7'2 x 13'6 (2.18m x 4.11m)

Fitted with a range of units to base and wall level with brushed stainless steel handles and contrasting work surfaces incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in electric double oven with separate four ring electric hob and extractor hood over, brushed stainless steel to splashback, additional tiling to splashback, integrated fridge and freezer, recess for washing machine, uPVC double glazed window to the side aspect, uPVC double glazed door to the rear garden, chrome heated towel radiator, integral door to the garage.

FIRST FLOOR

LANDING

uPVC double glazed window to the side aspect, fitted carpet, hatch to loft space.

BEDROOM ONE

11'6 x 12'11 (3.51m x 3.94m)

A good size master bedroom which benefits from fitted wardrobes with sliding doors, hanging rails and shelving, uPVC double glazed window to the front aspect, built-in storage cupboard, fitted carpet, single radiator.

BEDROOM TWO

9'4 x 9'3 (2.84m x 2.82m)

Again, benefitting from fitted wardrobes with sliding doors, hanging rails and shelving, uPVC double glazed window to the rear aspect, laminate flooring, single radiator.

BEDROOM THREE

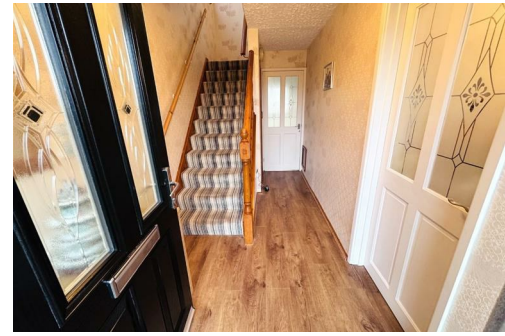
6'10 x 9'3 (2.08m x 2.82m)

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

BATHROOM

6'9 x 5'4 (2.06m x 1.63m)

Fitted with a two piece white suite and chrome fittings comprising: curved panelled bath with chrome dual taps and shower over, protective glass shower screen, pedestal wash hand basin with dual taps, attractive tiling to splashback, mirror fronted vanity cabinet, uPVC double glazed window to the rear aspect, laminate flooring, heated towel radiator.



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SEPARATE WC

4'2 x 2'7 (1.27m x 0.79m)

Fitted with a low level WC in white, tiling to walls, uPVC double glazed window to the side aspect, laminate flooring.

EXTERNALLY

The property features a low maintenance, part lawned front garden, with a paved driveway providing useful off street parking. The spacious enclosed south facing rear garden should prove to be a suntrap in the summer months, whilst enjoying a good degree of privacy.

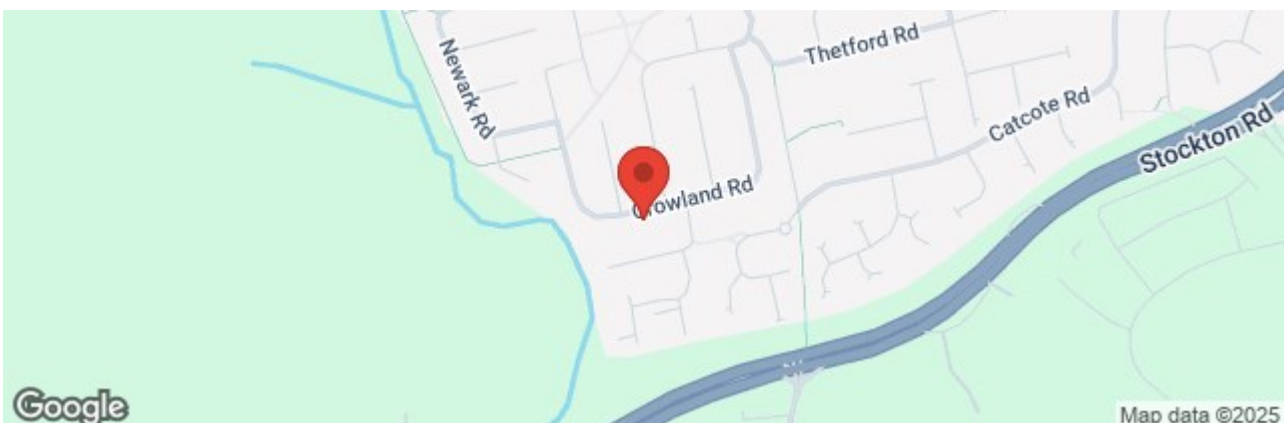
INTEGRAL GARAGE

7'9 x 19'10 (2.36m x 6.05m)

Accessed via an up and over door to the front, integral door from the kitchen, lighting and sockets.

NB

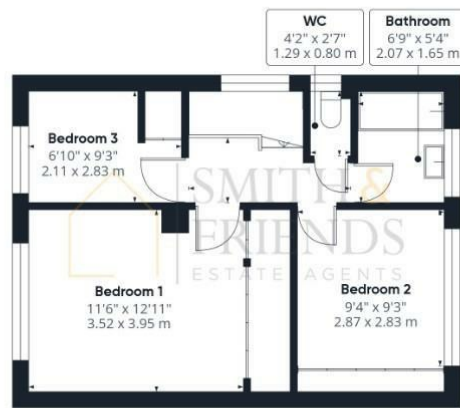
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



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Ground Floor



Floor 1

Approximate total area⁽¹⁾
1112.35 ft²
103.34 m²

(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) 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	

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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