



**Newark Road, Fens, TS25 2JX**  
**3 Bed - House - Detached**  
**£210,000**

**EPC Rating:**  
**Tenure: Freehold**  
**Council Tax Band: C**





# Newark Road Fens Hartlepool TS25 2JX

An impressive three bedroom DETACHED property occupying a pleasant position with an open outlook to the front, well cared for gardens to three sides, off street parking and garage. The home would make an ideal purchase for family requirements, with well proportioned accommodation throughout that features uPVC double glazing and gas central heating. The internal layout comprises: entrance hall with stairs to the first floor, generous open plan lounge and dining room with log burner and French doors to the rear garden. The kitchen is fitted with units to base and wall level with a range of integrated appliances included. To the first floor are three good size bedrooms with storage/wardrobes and the family bathroom with separate WC. Externally are well cared for gardens to three sides, with potential to extend, good size garage and driveway for secure off street parking. A well presented home which enjoys a high degree of natural light. VIEWING RECOMMENDED.



















## GROUND FLOOR

### ENTRANCE HALL

uPVC double glazed entrance door with uPVC double glazed side screen, stairs to the first floor, fitted carpet, single radiator, access to:

### OPEN PLAN LOUNGE & DINING ROOM

24'11 x 10'2 (7.59m x 3.10m)

### LOUNGE AREA

A generous lounge with a large uPVC double glazed window to the front aspect allowing a high degree of natural light, log burner fire with oak mantle and tiled base, fitted carpet, coving to ceiling, double radiator, archway to:

### DINING AREA

uPVC double glazed French doors to the rear garden, matching side screen, fitted carpet, coving to ceiling, door to:

### KITCHEN

11'1 x 7'10 (3.38m x 2.39m)

Fitted with a range of units to base and wall level with brushed stainless steel handles and contrasting work surfaces incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, tiling to splashback, built-in electric oven with four ring gas hob above and extractor hood over, integrated fridge and separate freezer, three drawer base unit, uPVC double glazed window to the rear aspect, uPVC double glazed door to the rear garden, useful under stairs storage cupboard, convector radiator.

## FIRST FLOOR

### LANDING

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

### BEDROOM ONE

12'8 x 9'2 (3.86m x 2.79m)

Two double wardrobes (with one containing the gas central heating boiler), large uPVC double glazed window with attractive open view, fitted carpet, double radiator.

### BEDROOM TWO

9'9 x 11'7 (2.97m x 3.53m)

Large uPVC double glazed window overlooking the rear garden, built-in storage cupboard, fitted carpet, single radiator.

### BEDROOM THREE

9'5 x 9'1 (2.87m x 2.77m)

Built-in wardrobe, large uPVC double glazed window with attractive open view, fitted carpet, single radiator.

### BATHROOM

5'5 x 6'10 (1.65m x 2.08m)

Fitted with a modern two piece suite and chrome fittings comprising: curved panelled bath with chrome mixer tap and shower attachment, protective glass shower screen, pedestal wash hand basin with dual taps, attractive tiling to walls, 'column' style radiator with chrome rail, uPVC double glazed window to the rear aspect.

### SEPARATE WC

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

### EXTERNALLY

The property occupies a generous plot with gardens to three sides, the front garden is predominantly lawned, with a paved side area, gated access and large rear garden with lawn, planted border, fenced boundaries and gated access to a rear driveway. Double wrought iron gates open to the paved driveway in front of the garage which allows secure off street parking.

### DETACHED GARAGE

Accessed via an up and over door, uPVC double glazed door to the side, lighting, power points, plumbing for washing machine.

### 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.











Ground Floor



Floor 1

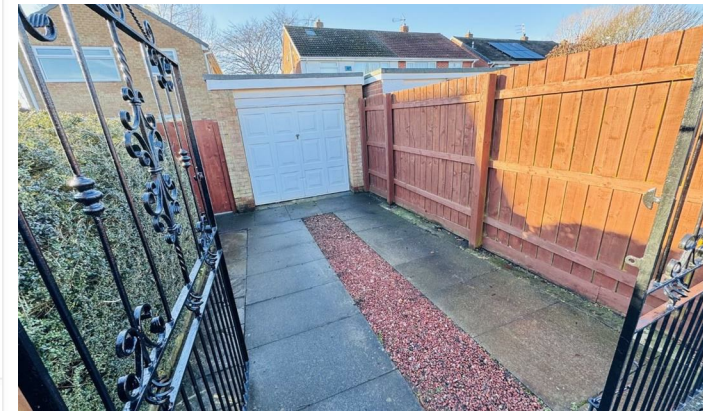
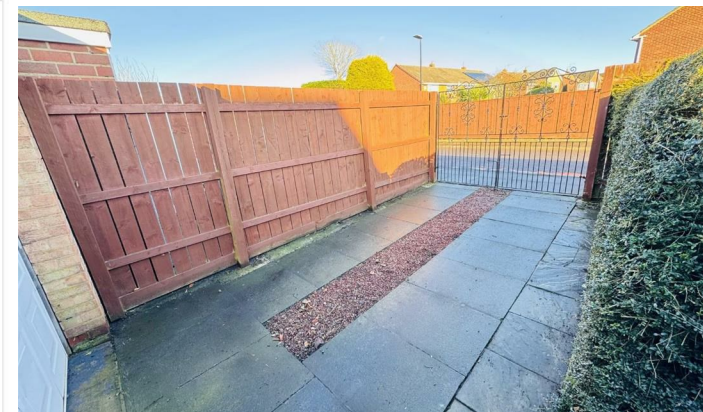
Approximate total area<sup>(1)</sup>  
883.51 ft<sup>2</sup>  
82.08 m<sup>2</sup>

(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.

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. 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.

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