



Holland Road, Fens, TS25 2JE
4 Bed - House - Detached
£245,000

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



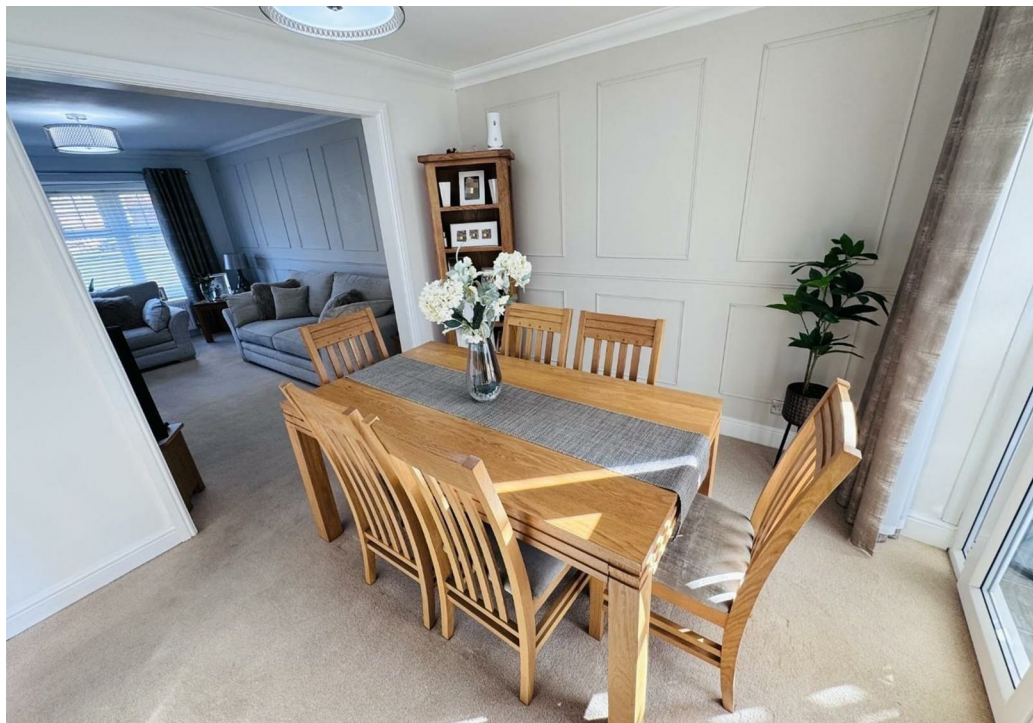
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Holland Road Fens, Hartlepool, TS25 2JE

*** VIEWING RECOMMENDED *** An impressive FOUR BEDROOM detached property occupying a favourable position on Holland Road in a popular part of the Fens Estate. Located at the end of the cul-de-sac, with the benefit of a westerly aspect rear garden, off street parking and garage. An ideal purchase for family requirements, with spacious and well proportioned accommodation that features lounge, dining room and conservatory. The home is further complemented by a generous kitchen/breakfast room, modern bathroom and recently upgraded guest WC. An internal viewing comes highly recommended, with other benefits including gas central heating, uPVC double glazing and composite entrance door. The full layout comprises: entrance porch, spacious hall with integral door to the garage, useful guest WC, generous lounge, separate dining room, conservatory, kitchen/breakfast room, four good size bedrooms and the modern family bathroom which is fitted with a three piece white suite and chrome fittings. Externally to the front is a low maintenance garden, drive and integral garage, whilst the enclosed rear garden enjoys a westerly aspect with lawn and patio areas. Holland Road is located off Mowbray Road, close to Fens shops and Primary School. VIEWING RECOMMENDED.











GROUND FLOOR

ENTRANCE PORCH

Accessed via double glazed composite entrance door with uPVC double glazed side screens, uPVC double glazed window to the side aspect, attractive flooring, uPVC double glazed internal door to the hall.

ENTRANCE HALL

A spacious entrance hall with matching flooring, spindled staircase to the first floor with fitted carpet, coving to ceiling, useful cloaks cupboard, integral door to garage, double radiator, access to:

UPGRADED GUEST CLOAKROOM/WC

Upgraded with a modern two piece suite and chrome fittings comprising: inset wash hand basin with chrome mixer tap and grey gloss vanity cabinet below, close coupled WC, part tiled walls.

FAMILY LOUNGE

14'11 x 11'8 (4.55m x 3.56m)

A good size lounge with uPVC double glazed bow window to the front aspect, attractive feature fire surround with inset chrome gas fire, bespoke panelling to wall, fitted carpet, coving to ceiling, convector radiator, archway through to:

DINING ROOM

9'4 x 10' (2.84m x 3.05m)

Ideally situated off the kitchen, whilst also providing access to the conservatory via uPVC double glazed French doors, matching fitted carpet and panelling to wall, coving to ceiling, double radiator.

CONSERVATORY EXTENSION

8'11 x 9'7 (2.72m x 2.92m)

uPVC double glazed conservatory offering a pleasant transition between the home and garden via French doors, fitted with modern laminate flooring, lighting, sockets, double radiator.

KITCHEN/BREAKFAST ROOM

10'9 x 16'4 (3.28m x 4.98m)

Fitted with a modern range of cream gloss 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 sink unit with chrome mixer tap, recess for free standing cooker with extractor hood over, tiling to splashback, integrated fridge/freezer, four drawer base unit, lighting to kickboards, breakfast bar area, coving and inset spotlighting to ceiling, useful storage cupboard, uPVC double glazed window to the rear aspect, uPVC double glazed French doors to the rear, single radiator.

FIRST FLOOR

LANDING

Built-in storage cupboard, fitted carpet, coving to ceiling, hatch to loft space, convector radiator.

BEDROOM ONE

13' x 10'2 (3.96m x 3.10m)

A good size master bedroom with large uPVC double glazed window to the front aspect, wall to wall wardrobes, fitted carpet, coving to ceiling, double radiator.

BEDROOM TWO

9'6 x 10' (2.90m x 3.05m)

uPVC double glazed window to the rear aspect, fitted carpet, single radiator.

BEDROOM THREE

11'9 x 7'9 (3.58m x 2.36m)

Currently used as a hobby/music room, with uPVC double glazed window overlooking the rear garden, wall to wall wardrobes with mirror fronted sliding doors, fitted carpet, double radiator.

BEDROOM FOUR

9'1 x 7'8 (2.77m x 2.34m)

Currently used as a dressing room, with built-in single wardrobe, uPVC double glazed window to the front aspect, fitted carpet, single radiator.

FAMILY BATHROOM/WC

5'5 x 7'10 (1.65m x 2.39m)

Fitted with a modern three piece white suite and chrome fittings comprising: panelled bath with dual taps and shower over, protective glass shower screen, inset wash hand basin with chrome mixer tap and white gloss vanity cabinets below, concealed WC with matching white gloss back and vanity area above, tiling to walls and flooring, uPVC double glazed window to the rear aspect, chrome heated towel radiator.

EXTERNALLY

The property features a low maintenance open plan, lawned front garden, with a block paved driveway in front of the garage providing useful off street parking. The enclosed rear garden enjoys a westerly aspect, with paved patio, lawn and fenced boundaries.

INTEGRAL GARAGE

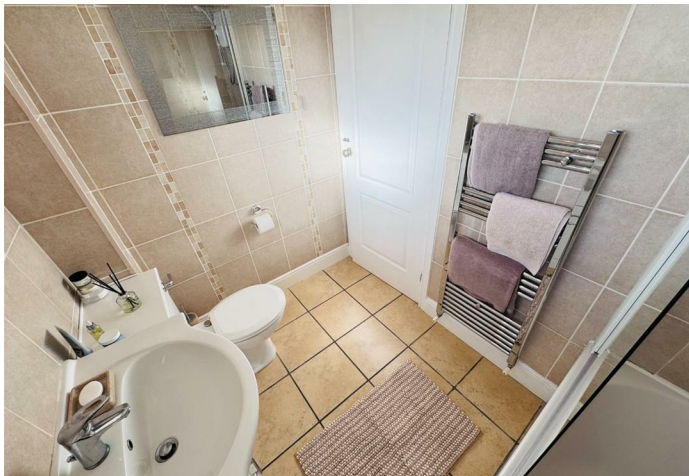
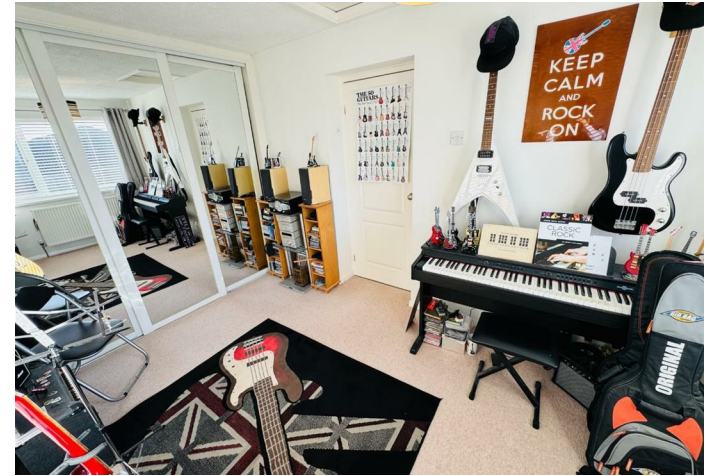
15'9 x 7'7 (4.80m x 2.31m)

Accessed via roller door to the front, integral door from the entrance hall, Baxi gas central heating boiler, lighting, sockets, plumbing for washing machine and space for tumble dryer.

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 area¹⁸

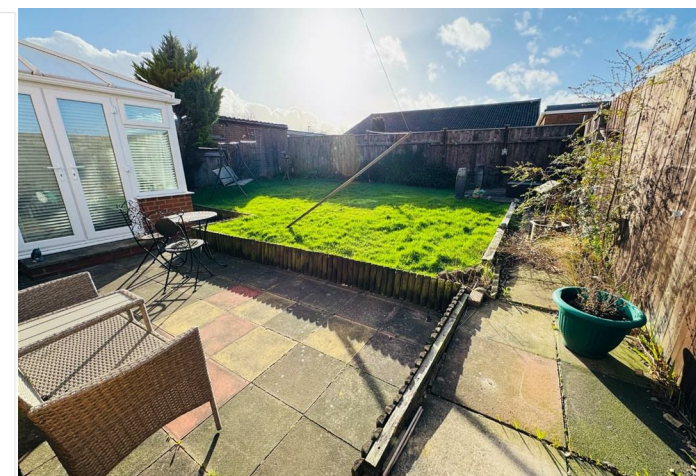
1273.59 ft²
118.32 m²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	70	
(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. 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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