



Mildenhall Close, Fens, TS25 2RW
3 Bed - House - Semi-Detached
Offers In The Region Of £159,950

EPC Rating:
Tenure: Freehold
Council Tax Band: B



Mildenhall Close

Fens Hartlepool TS25 2RW

*** NO CHAIN INVOLVED *** A pleasantly positioned THREE BEDROOM semi-detached property on Mildenhall Close with low maintenance gardens, drive and detached garage. The home offers well presented accommodation with an impressive kitchen/diner, whilst being enhanced by a conservatory extension to the rear. An ideal purchase for a first time buyer, young couple or those looking to downsize, with further benefits including gas central heating, uPVC double glazing and alarm system.

An internal viewing comes recommended, with a layout which briefly comprises: entrance porch, good size lounge with attractive feature fire surround, spacious kitchen/diner with free standing appliances, large island and bi-folding doors into the conservatory. To the first floor are three bedrooms and the modern family bathroom which incorporates a three piece white suite and chrome fittings.

Externally is an open plan lawned front garden, pleasant enclosed rear garden, driveway and detached garage. Mildenhall Close is located in popular part of the Fens Estate with access via Catcote Road. The home is conveniently situated for Fens Primary School, shopping parade and close to transport links. VIEWING RECOMMENDED.











GROUND FLOOR

ENTRANCE PORCH

Accessed via uPVC double glazed entrance door, uPVC double glazed windows, attractive tiled flooring, internal door through to:

LOUNGE

10'9 x 15'1 (3.28m x 4.60m)

A pleasant lounge with attractive feature fire surround, uPVC double glazed bow window to the front aspect, fitted carpet, television point, coving to ceiling, single radiator, access to:

KITCHEN/DINER

14'4 x 14'11 (4.37m x 4.55m)

A beautiful 'country' style kitchen/diner which incorporates a range of units to base and wall level with part tiled and part stained wood worktops, with a 'Belfast' style sink and mixer tap, recess with cooker included, tiled back and exposed brick with inset extractor hood, recess with free standing fridge/freezer, matching island with breakfast bar, 'tile' effect laminate flooring, useful under stairs storage cupboards, spindled staircase to the first floor, uPVC double glazed window to the rear aspect, double radiator, internal bi-folding pine doors to the conservatory.

CONSERVATORY EXTENSION

8'11 x 7'11 (2.72m x 2.41m)

Offering a pleasant transition between the home and garden via uPVC double glazed French doors, uPVC double glazed windows, matching 'tile' effect laminate flooring.

FIRST FLOOR

LANDING

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

BEDROOM ONE

12'8 x 9'9 (3.86m x 2.97m)

A good size master bedroom, with modern laminate flooring, uPVC double glazed window to the rear aspect, inset spotlighting to ceiling, single radiator.

BEDROOM TWO

10'11 x 8'4 (3.33m x 2.54m)

uPVC double glazed window to the front aspect, modern laminate flooring, built-in double wardrobe with overhead storage space, single radiator.

BEDROOM THREE

8' x 6'3 (2.44m x 1.91m)

uPVC double glazed window to the front aspect, white gloss units, 'oak' style laminate flooring, single radiator.

BATHROOM/WC

8'2 x 4'11 (2.49m x 1.50m)

Fitted with a modern three piece suite and chrome fittings comprising: curved panelled bath with central chrome mixer tap and shower attachment, wash hand basin with chrome mixer tap and vanity stand below, close coupled WC, attractive 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 paved walkway to the property. A gate to the side leads through to the enclosed rear garden which enjoys a high degree of privacy, with fenced boundaries and additional gate to the rear.

GARAGE

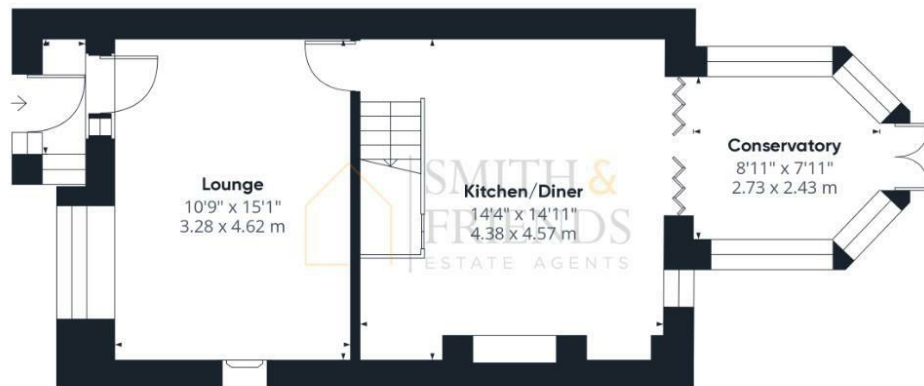
A detached garage with overhead storage space, roller door and block paved driveway in front.

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

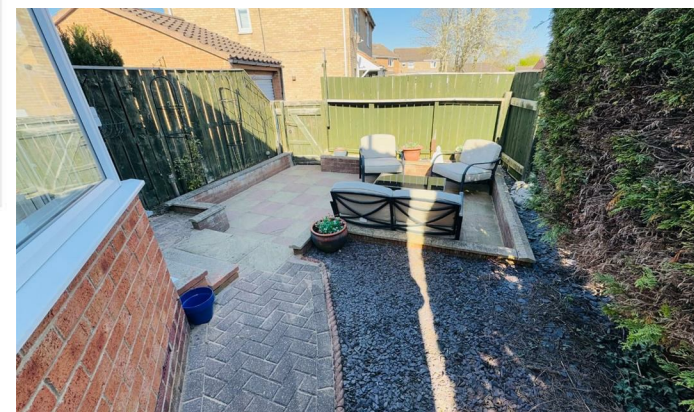
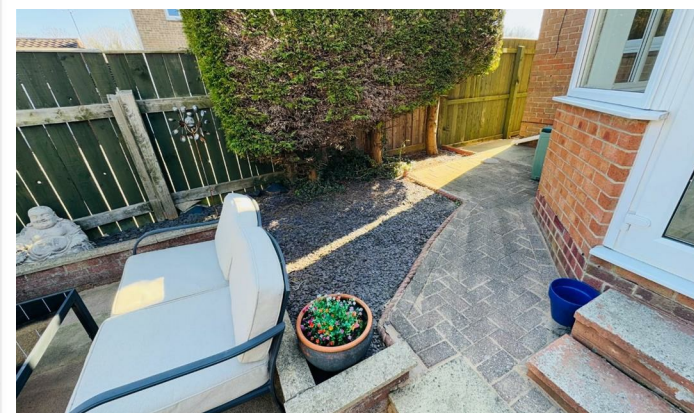
Approximate total area⁽¹⁾
814.83 ft²
75.7 m²

(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.

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. 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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