



Mowbray Road, Hartlepool, TS25 2NB
2 Bed - Bungalow - Dormer Semi Detached
£180,000

Council Tax Band: B
EPC Rating:
Tenure: Freehold



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Mowbray Road, TS25 2NB

** CHAIN FREE ** EXTENDED ** WELL PRESENTED THROUGHOUT **

This well maintained two bedroom semi-detached dormer bungalow is situated in the highly sought after Fens area of Hartlepool, with local shops just a short walk away. The property has been well looked after both inside and out and is offered for sale with NO FORWARD CHAIN. It also benefits from a ground floor extension, landscaped gardens including a new block paved driveway, refitted, high quality shower room, gas central heating via a combination boiler and full uPVC double glazing.

The accommodation briefly comprises: entrance porch, opening into the hallway, a spacious through lounge with sliding patio doors opening into the dining room. The breakfast kitchen is well fitted and includes some appliances and the luxuriously appointed ground floor shower room/WC finishes the ground floor. To the first floor are two generous double bedrooms, with plenty of built-in storage.

Externally are immaculately maintained gardens to front and rear, the open plan front garden has been landscaped for easy maintenance with decorative stones and chippings, the recently laid block paved driveway provides off street parking for up to four cars and leads to the detached garage (being larger than average with power and lighting, electric roller door, side entrance door and double glazed side window). The enclosed rear garden affords a good degree of privacy and is mainly laid to lawn with well stocked borders and patio area.

GROUND FLOOR

PORCH

uPVC double glazed glass panelled door, uPVC double glazed windows, uPVC double glazed glass panelled door into the hallway.

HALLWAY

Staircase to first floor, radiator.

SHOWER ROOM/WC

Modern white and chrome suite with large single shower cubicle, pedestal wash hand basin and low level WC; PVC panelling to walls, radiator and uPVC double glazed opaque window.

LOUNGE

20'1 x 11'10

uPVC double glazed bow window to front, living flame 'pebble' effect electric fire, radiator and sliding patio doors into the dining room.

DINING ROOM

10'10 x 9'7

uPVC double glazed sliding patio doors opening onto the rear garden, uPVC double glazed window and radiator.

BREAKFAST KITCHEN

14'8 x 11'5

Fitted with a range of wall, base and drawer units with matching worktops, inset sink and drainer, recess for free standing cooker, plumbing for washing machine and space for fridge freezer, uPVC double glazed windows to rear and side, uPVC double glazed glass panelled door and large understairs storage.

FIRST FLOOR

LANDING

Access to both first floor bedrooms.

BEDROOM 1

13'3 x 10'1

uPVC double glazed window to front, fitted wardrobes, built-in storage cupboard, built-in eaves storage and radiator.

BEDROOM 2

10'1 x 8'3

uPVC double glazed window, built-in eaves storage and radiator.

EXTERNALLY

Immaculately maintained gardens to front and rear, the open plan front garden has been landscaped for easy maintenance with decorative stones and chippings, the recently laid block paved driveway provides off street parking for up to four cars and leads to the DETACHED GARAGE (being larger than average with power and lighting, electric roller door, side entrance door and double glazed side window). The enclosed rear garden affords a good degree of privacy and is mainly laid to lawn with well stocked borders and patio area.

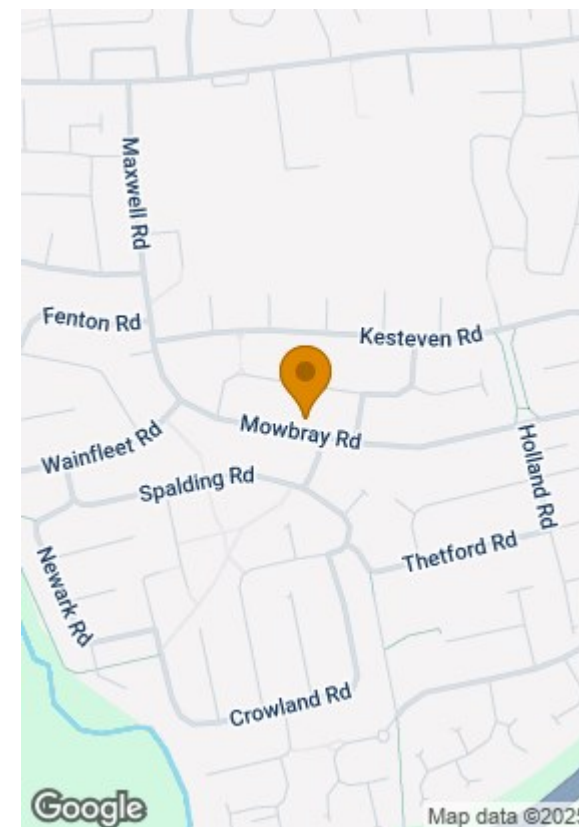
NB

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.










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) 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 

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