

**\*\*IDEAL FIRST PURCHASE OR INVESTMENT OPPORTUNITY\*\*** Set on a favourable corner plot at the head of this quiet 'Fens' cul de sac, we are delighted to bring to the market this stunning two bedroom semi detached house. Having undergone a complete refurbishment by the current owner and, in our opinion, this property is arguably the best example of its type currently available. Benefitting from a stunning bathroom and kitchen (with a range of appliances included), two good sized bedrooms and a private rear garden.

The layout briefly comprises of: entrance porch, open plan kitchen diner and spacious lounge opening onto the rear garden. To the first floor are two double bedrooms and a luxurious bathroom.

Externally, the open plan front garden is laid to lawn. The south westerly facing rear garden affords a good degree of privacy, is landscaped and generously sized, mainly laid to lawn, with paved patio area that are sure to be a suntrap in the summer months. A shared driveway to the front provides off street car parking for numerous cars.

NB : the property can be offered with existing tenant

**Mildenhall Close, Hartlepool, TS25 2RN**

**2 Bedroom - House - End Terrace**

**£155,000**

**EPC Rating:**

**Tenure: Freehold**

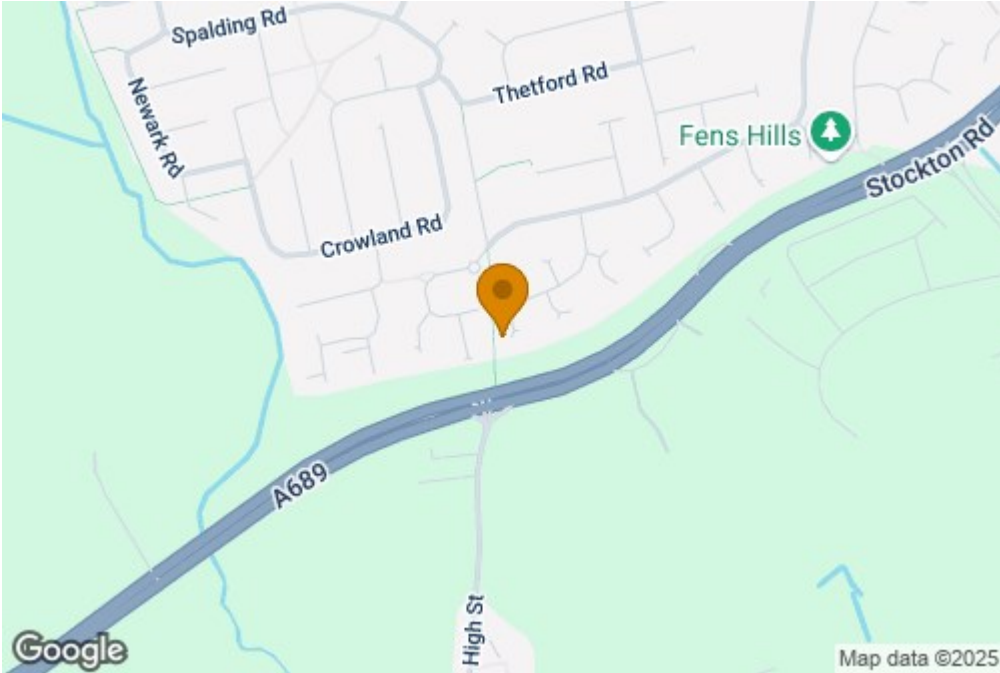
**Council Tax Band: B**



**SMITH &  
FRIENDS**  
ESTATE AGENTS



Mildenhall Close, Hartlepool, TS25 2RN



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 can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends 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	