



Kesteven Road, Fens, Hartlepool, TS25 2NN
3 Bed - House - Detached
£185,000

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



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Kesteven Road, Fens, TS25 2NN

**** CHAIN FREE **** A large three bedroom detached property positioned on a favourable plot within the poplar Fens Estate. In need of updating, but with lots of potential, and, being on a generous size plot, having room to extend if required (subject to planning consents). The layout comprises of: entrance porch, hallway, lounge, dining room, kitchen and utility. To the first floor are three good size bedrooms, family bathroom and separate toilet. Externally, the enclosed south facing rear garden is mainly laid to lawn with well stocked borders and a paved patio area. To the side is an enclosed paved area. The front garden is open plan and laid to lawn, with a double driveway leading to the single garage.

GROUND FLOOR

ENTRANCE PORCH

6'8 x 3'3 (2.03m x 0.99m)

uPVC double glazed glass panelled door, sliding patio doors opening into the hallway.

HALLWAY

6' x 10'4 (1.83m x 3.15m)

Staircase to first floor landing, radiator.

LOUNGE

12'2 x 15'11 (3.71m x 4.85m)

uPVC double glazed window to front, radiator, doors opening into the dining room.

DINING ROOM

10'2 x 8'11 (3.10m x 2.72m)

Sliding patio doors opening onto the rear patio.

KITCHEN

7'11 x 11' (2.41m x 3.35m)

Wall, base and drawer units with matching worktops, inset sink and drainer, cooker point, space for fridge and freezer, uPVC double glazed window to rear, large storage cupboard, doors opening into the utility.

UTILITY

7'2 x 10'8 (2.18m x 3.25m)

Plumbing for washing machine, uPVC double glazed glass panelled door opening on to the rear garden.

FIRST FLOOR

LANDING

3'11 x 10' (1.19m x 3.05m)

uPVC double glazed window to rear, loft access, airing cupboard.

BEDROOM 1 (front)

11'6 x 12'5 (3.51m x 3.78m)

uPVC double glazed window to front, radiator.

BEDROOM 2 (rear)

11'6 x 10'1 (3.51m x 3.07m)

uPVC double glazed window to rear, radiator.

BEDROOM 3 (front)

6'11 x 9' (2.11m x 2.74m)

uPVC double glazed window to front, radiator.

FAMILY BATHROOM

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

Panelled bath with shower over, wash hand basin with vanity storage, uPVC double glazed window, radiator.

SEPARATE TOILET

4'3 x 2'9 (1.30m x 0.84m)

Low level WC, uPVC double glazed window.

EXTERNALLY

The enclosed south facing rear garden is mainly laid to lawn with well stocked borders and a paved patio area. To the side is an enclosed paved area, whilst the front garden is open plan and laid to lawn, with a double driveway leading to the GARAGE.

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.

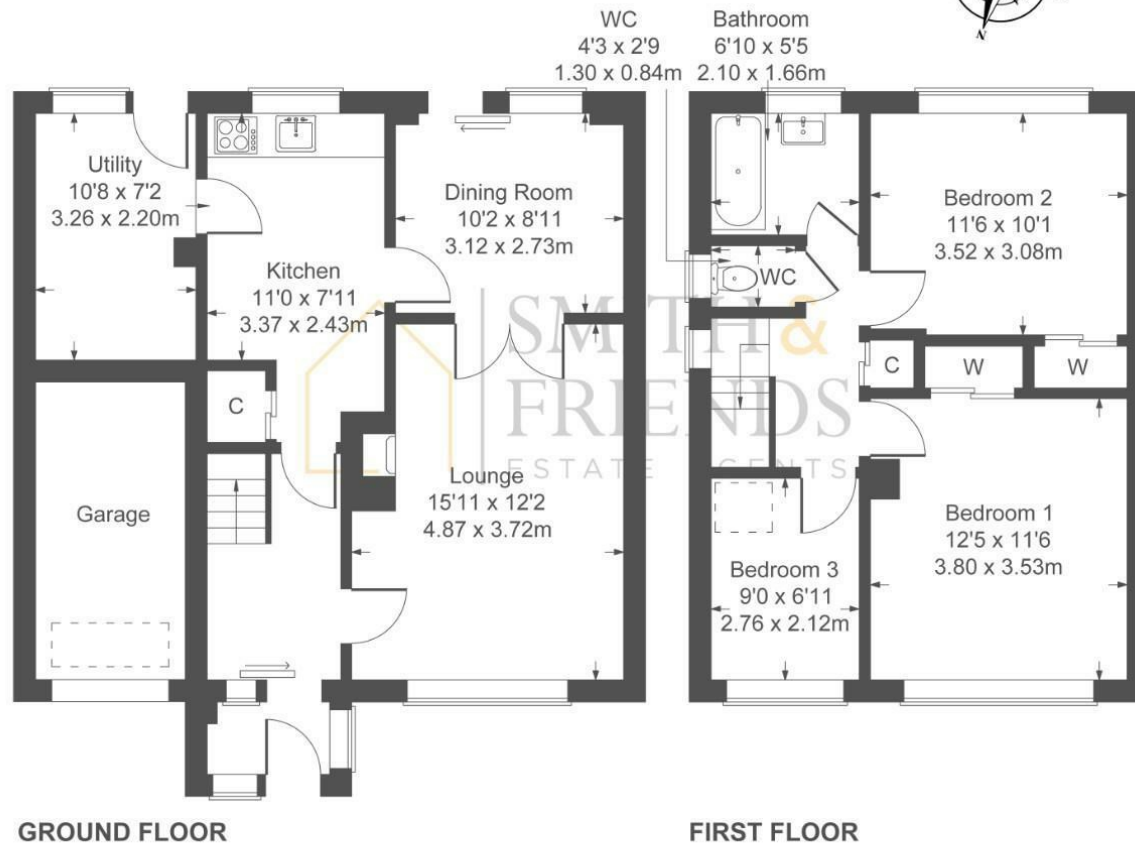




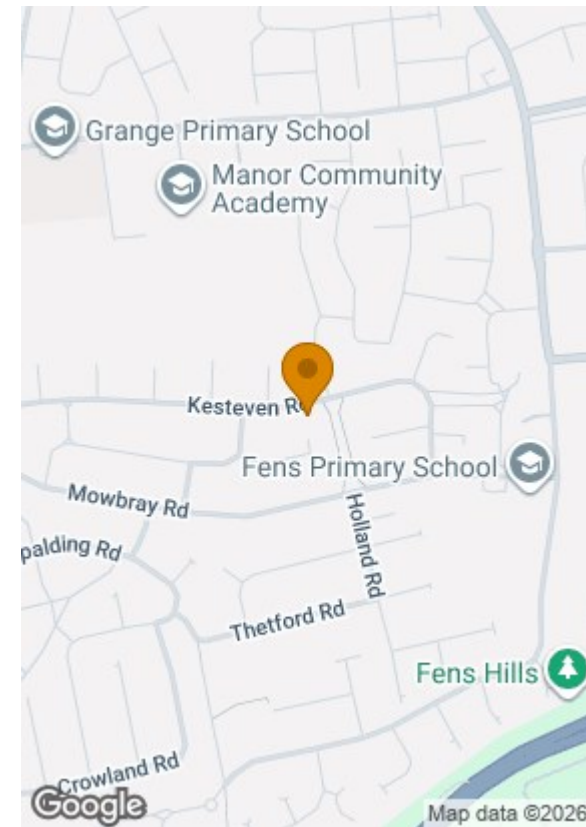


Kesteven Rd

Approximate Gross Internal Area
1055 sq ft - 98 sq m
(Excluding Garage)



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.



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	63	79
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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