



Fenton Road, The Fens, TS25 2LL
3 Bed - House - Semi-Detached
£177,500

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

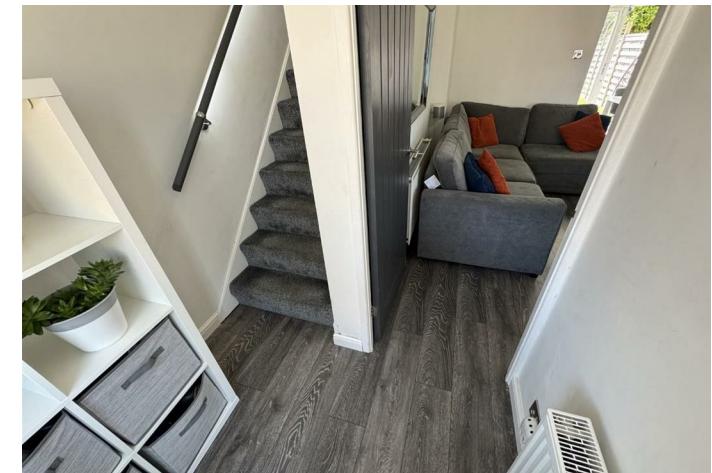


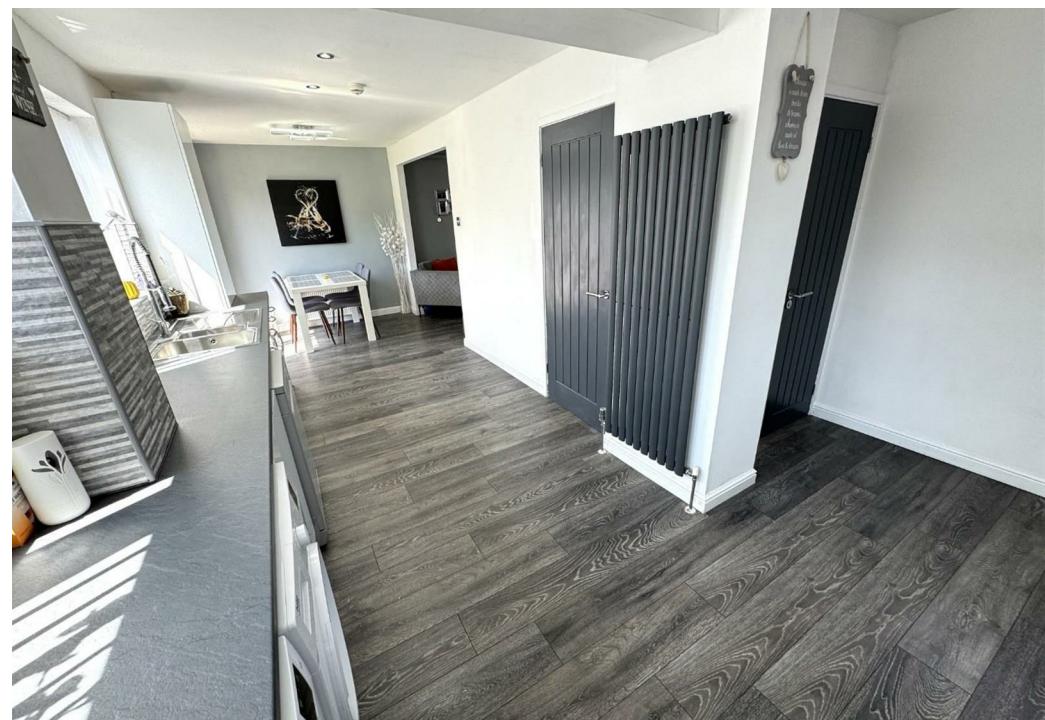
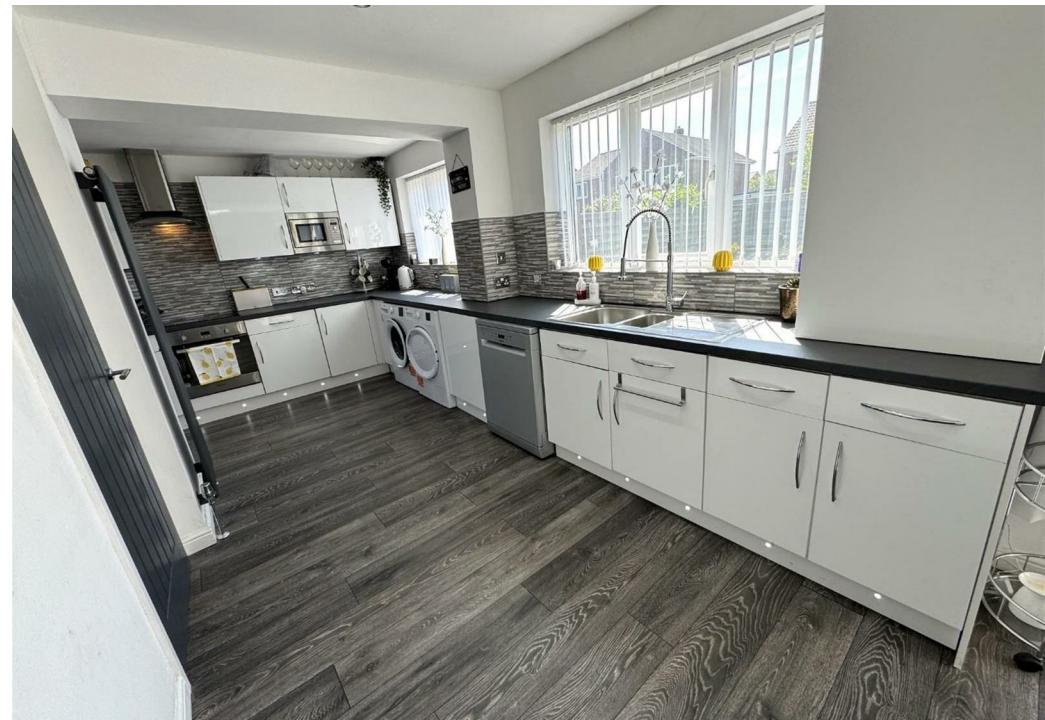
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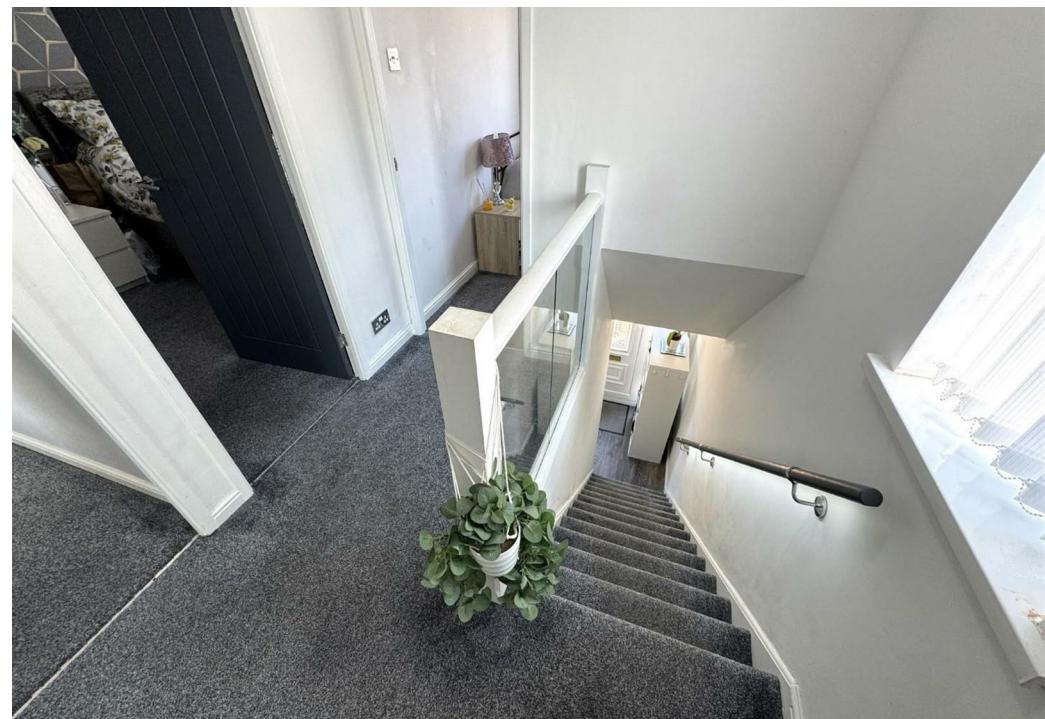
Fenton Road

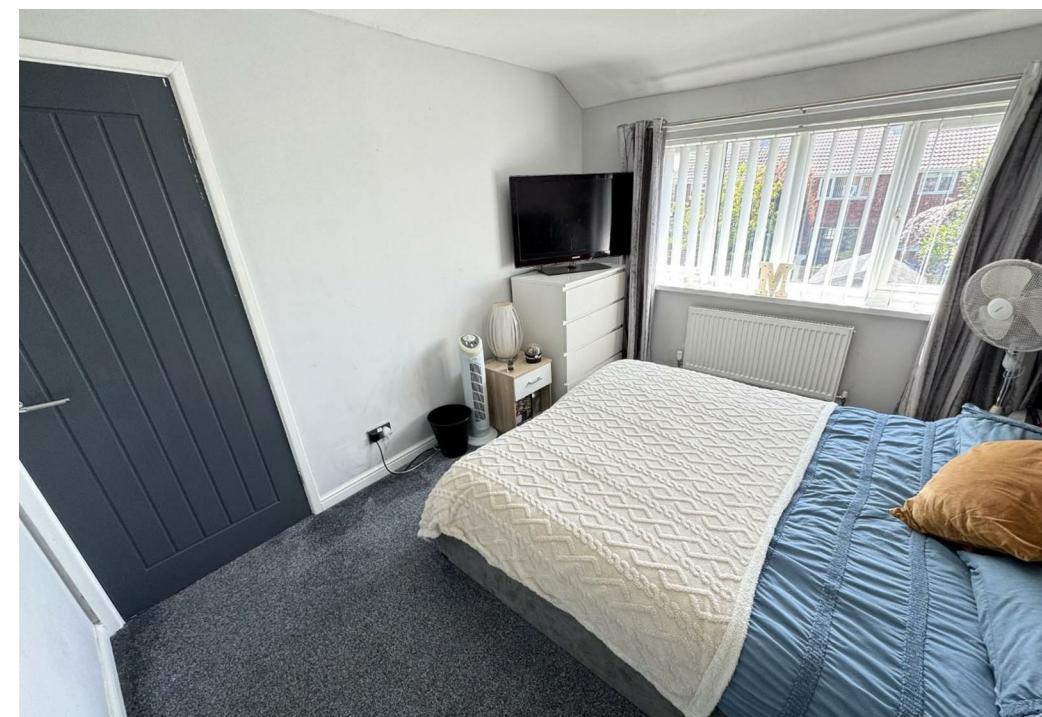
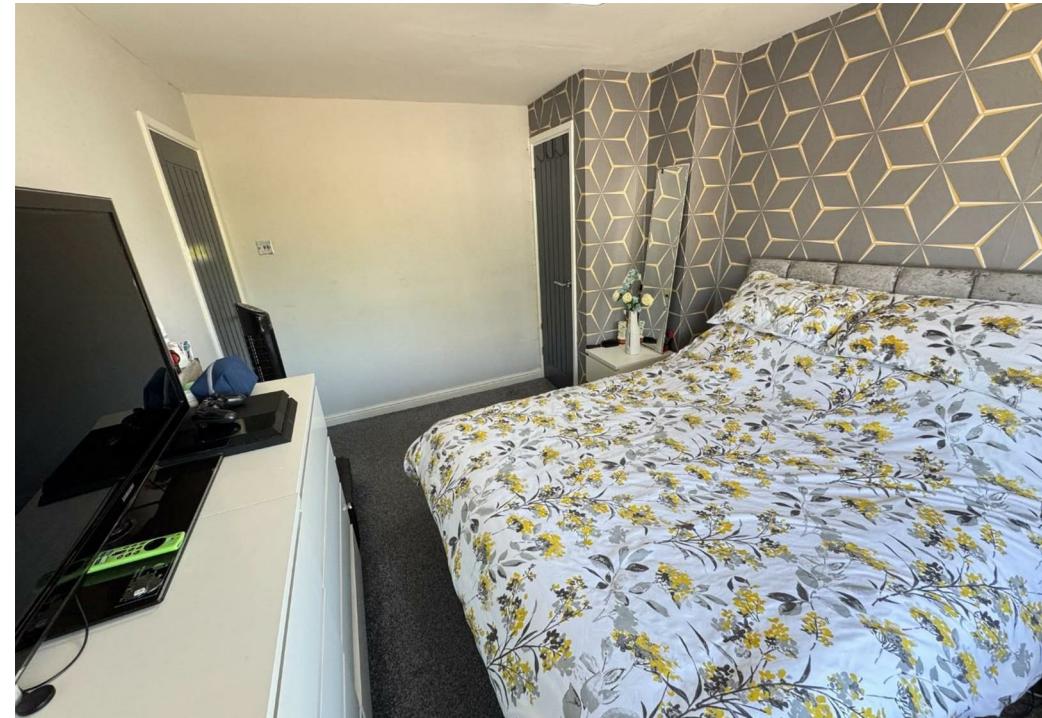
The Fens Hartlepool TS25 2LL

REDUCED NO CHAIN INVOLVED *** A recently upgraded and improved THREE BEDROOM semi-detached property occupying a pleasant position on Fenton Road in a popular part of the Fens Estate, with a spacious SOUTH FACING REAR GARDEN. The home offers modern accommodation, with a generous kitchen/diner and impressive family bathroom. An internal viewing comes recommended, with further benefits including gas central heating, uPVC double glazing and electric car charging point. The full layout comprises: entrance vestibule with stairs to the first floor, generous lounge which leads through to the extended kitchen/diner and ground floor WC. To the first floor are three bedrooms and the family bathroom which incorporates a three piece white suite and chrome fittings. Externally is a low maintenance front garden, driveway and generous south facing rear garden. Fenton Road is well situated within easy reach of schools and amenities. VIEWING RECOMMENDED.











GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via uPVC double glazed entrance door with uPVC double glazed frosted side screens, fitted with modern laminate flooring, stairs to the first floor with fitted carpet, convector radiator, upgraded internal door through to:

FRONT LOUNGE

13'2 x 15'6 (4.01m x 4.72m)

A good size lounge with uPVC double glazed bow window to the front aspect, modern laminate flooring, feature fire surround, television point, double radiator, archway to:

EXTENDED KITCHEN/DINER

24'6 x 7'11 (7.47m x 2.41m)

Fitted with a modern range of white gloss units to base and wall level with contrasting work surfaces in an 'L' shaped layout incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring touch hob above and extractor hood over, attractive tiling to splashback, downlighting to eye-level units, lighting to kickboards, space for free standing appliances including recess for fridge/freezer, washing machine, dishwasher and dryer, integrated eye-level microwave, matching laminate flooring, two uPVC double glazed windows to the rear aspect, useful under stairs storage cupboard, patio doors to the rear garden, additional uPVC double glazed window to the front aspect, anthracite designer radiator.

GROUND FLOOR WC

2'11 x 3'11 (0.89m x 1.19m)

Fitted with a two piece suite and chrome fittings comprising: wash hand basin with chrome mixer tap, close coupled WC, heated towel radiator, matching flooring.

FIRST FLOOR

LANDING

uPVC double glazed window to the side aspect, glass balustrading, fitted carpet, hatch to loft space, upgraded internal doors.

BEDROOM ONE

9'10 x 12'5 (3.00m x 3.78m)

uPVC double glazed window to the front aspect, built-in storage cupboard, fitted carpet, convector radiator.

BEDROOM TWO

9'10 x 11'4 (3.00m x 3.45m)

uPVC double glazed window overlooking the rear garden, fitted carpet, convector radiator.

BEDROOM THREE

6'7 x 7'10 (2.01m x 2.39m)

uPVC double glazed window to the front aspect, fitted carpet, convector radiator.

BATHROOM/WC

6'5 x 8' (1.96m x 2.44m)

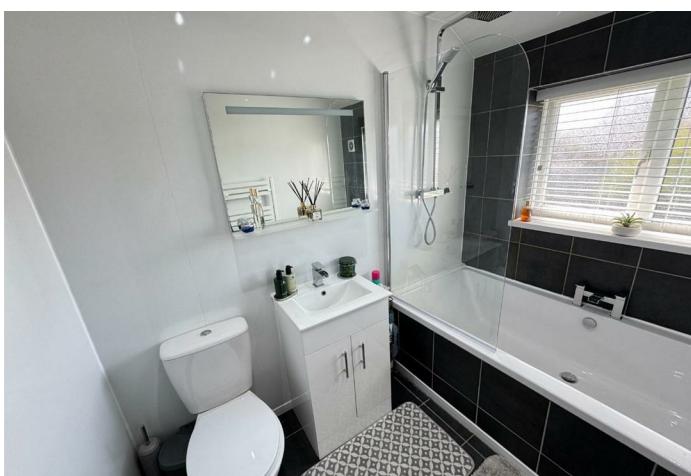
Fitted with a modern three piece suite and chrome fittings comprising: 'larger' style bath with central chrome mixer tap and mains shower over with separate attachment, protective glass shower screen, inset wash hand basin with chrome mixer tap, white gloss vanity cabinet below and vanity mirror over, close coupled WC, attractive tiling to splashback and flooring, uPVC double glazed window to the rear aspect, panelling and inset spotlighting to ceiling, heated towel radiator.

EXTERNALLY

The property features a low maintenance pebbled front, with a driveway providing useful off street parking for two cars. A gate to the side leads through to the generous south facing rear garden, with patio and lawn areas, fenced boundaries and useful storage shed included.

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.







Approximate total area⁽¹⁾

849 ft²
78.9 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.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		66
(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.

106 York Road, Hartlepool, TS26 9DE
Tel: 01429 891100
hartlepool@smith-and-friends.co.uk
www.smith-and-friends.co.uk



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