



****REDUCED** IMPRESSIVE INTERIOR ** RARELY AVAILABLE ** VIEWING IS ESSENTIAL **** We are delighted to offer for sale this extended and much improved three bedroom semi detached house. Positioned at the head of a quiet cul-de-sac within the highly regarded Fens area of Hartlepool which has excellent local shopping facilities and schools within strolling distance. This property boasts a number of pleasing features which include gas central heating via a combination boiler and has uPVC double glazing. This immaculately presented home is ideal for the growing family and briefly comprises: entrance hall, spacious lounge opening into the extended dining room and a modern fitted kitchen with a range of integrated appliances. To the first floor there are three bedrooms (two with fitted wardrobes) and the family bathroom. Externally, the open plan front garden is laid to lawn, with a recently laid resin driveway providing ample off street parking for numerous cars and leads to the single garage. The generous rear garden is fully enclosed and is mainly laid to lawn, with established borders and resin patio. Fitted carpets and blinds are included in the asking price.

Fens Crescent, Hartlepool, TS25 2QL

3 Bed - House - Semi-Detached

Asking Price £210,000

EPC Rating: C

Council Tax Band: B

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

GROUND FLOOR

ENTRANCE HALLWAY

uPVC double glazed glass panelled door, uPVC double glazed windows, radiator, oak staircase with glass inserts to first floor landing, understairs storage, radiator.

LOUNGE

15' x 13'6 (4.57m x 4.11m)

uPVC double glazed bay window to front aspect, radiator, living flame 'coal' effect gas fire with modern surround, double glazed doors opening into the dining room.

DINING ROOM

18'1 x 10'2 (5.51m x 3.10m)

uPVC double glazed French doors opening onto the rear garden, radiator, door through to kitchen.

KITCHEN

14'1 x 9'7 (4.29m x 2.92m)

Fitted with a range of cream high gloss wall, base and drawer units with complementary worktops, inset sink and drainer with mixer tap, halogen hob with illuminating extractor, double oven, plumbing for washing machine, integrated fridge/freezer, built-in electric heater, uPVC double glazed window to rear and uPVC double glazed glass panelled door to side.

FIRST FLOOR

LANDING

uPVC double glazed window to side, access to loft via a retractable ladder which is boarded for storage.

BEDROOM 1 (front)

14'1 x 13'7 (4.29m x 4.14m)

uPVC double glazed bay window to front, fitted wardrobes, radiator.

BEDROOM 2 (rear)

13'1 x 9'4 (3.99m x 2.84m)

uPVC double glazed window to rear, fitted wardrobes, radiator.

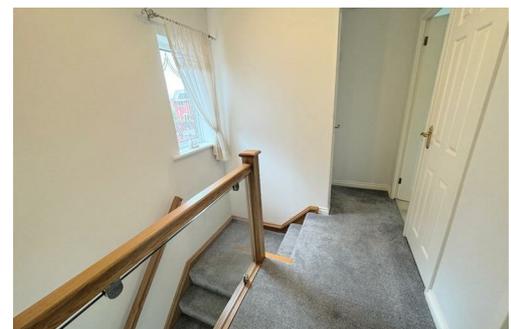
BEDROOM 3 (front)

8'7 x 8' (2.62m x 2.44m)

uPVC double glazed window to front, radiator.

FAMILY BATHROOM/WC

Corner bath with mixer shower fitting, low level WC, wash hand basin with vanity storage, co-ordinated tiled walls and flooring, heated towel rail, two uPVC double glazed windows.



Fens Crescent, Hartlepool, TS25 2QL



EXTERNALLY

The generous rear garden is fully enclosed and is mainly laid to lawn with established borders and resin patio. The open plan front garden is laid to lawn, with a resin driveway giving ample off street parking and leading to the SINGLE GARAGE with remote controlled access door.

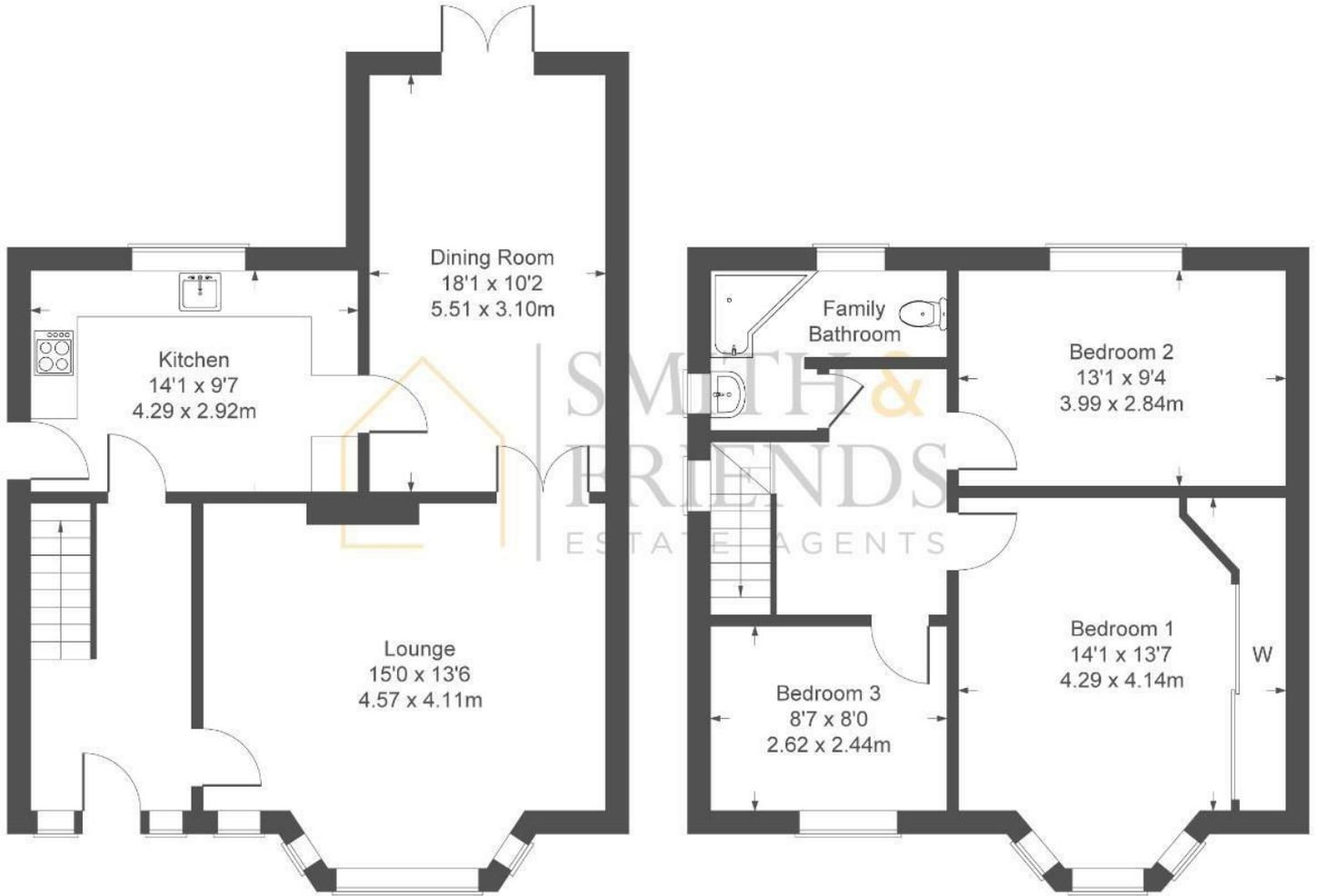
NB

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.



Fens Crescent

Approximate Gross Internal Area
1281 sq ft - 119 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

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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