



\*\*\* VIEWING RECOMMENDED \*\*\* An impressive two bedroom semi-detached property on Felixstowe Close in a popular part of the Fens estate. The home offers EXTENDED ACCOMMODATION ideal for a wide variety of buyers including first time buyers, young families and those looking to downsize. The ground floor has been enhanced by a full width kitchen extension to the rear and comes with an internal viewing recommended. The full layout comprises: entrance hall with stairs to the first floor, good size lounge with feature fire surround, extended kitchen/diner which offers attractive units and a range of integrated appliances, two good size bedrooms and family bathroom. Externally, the generous rear garden which is not overlooked is mainly laid to lawn with a pleasant paved patio area. The open plan front garden is laid to lawn, with a driveway leading to the single garage. Felixstowe Close is located off Catcote Road in a popular part of the Fens estate close to schools, amenities and transport links.

**Felixstowe Close, Hartlepool, TS25 2RE**

**2 Bed - House - Semi-Detached**

**£165,000**

**EPC Rating:**

**Council Tax Band: B**

**Tenure: Freehold**



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## GROUND FLOOR

### ENTRANCE HALL

Composite entrance door, radiator, staircase to first floor.

### LOUNGE

#### 15' x 14'1 (4.57m x 4.29m)

uPVC double glazed bow window to front, living flame coal effect electric fire with modern surround, radiator.



### DINING KITCHEN

#### 15' x 14'2 (4.57m x 4.32m)

This extended kitchen is fitted with a range of wall, base and drawer units and contrasting worktops, inset sink and drainer with mixer tap, four ring gas hob with illuminating extractor and fan assisted oven, plumbing for washing machine and dryer, space for fridge and freezer, uPVC double glazed sliding patio doors opening onto the rear garden.

## FIRST FLOOR

### LANDING

uPVC double glazed window to side.



### BEDROOM (front)

#### 11'1 x 9'11 (3.38m x 3.02m)

Two uPVC double glazed windows, radiator.



### BEDROOM (rear)

#### 11'10 x 7' (3.61m x 2.13m)

Fitted mirrored wardrobes, uPVC double glazed window, radiator.

### FAMILY BATHROOM/WC

White and chrome suite with panelled bath and shower over, pedestal wash hand basin and low level WC; co-ordinated tiled walls, radiator, uPVC double glazed window.



### EXTERNALLY

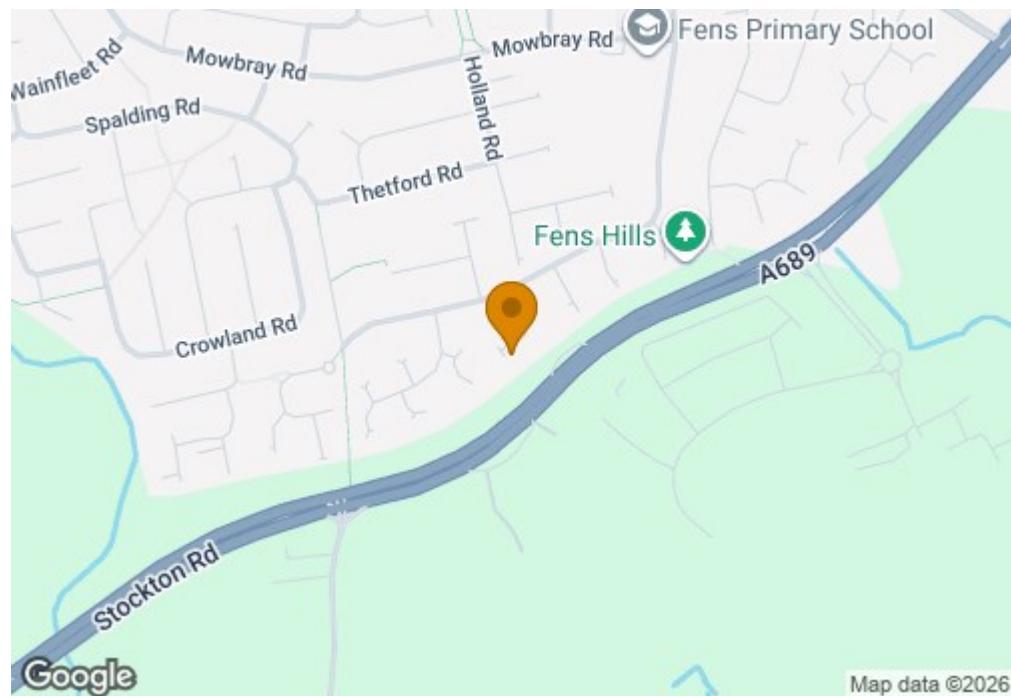
The generous rear garden which is not overlooked is mainly laid to lawn with a pleasant paved patio area. The open plan front garden is laid to lawn, with a driveway leading to the SINGLE GARAGE.

### 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.



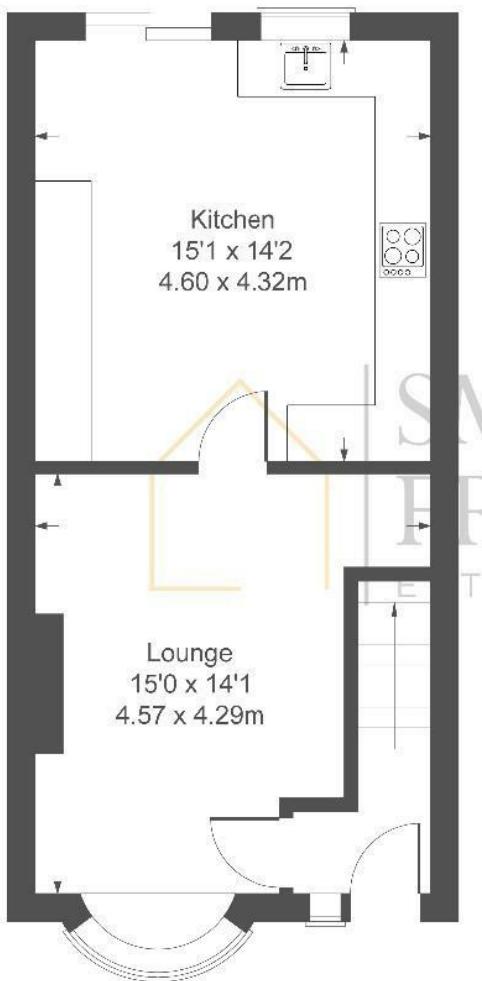
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## Felixstowe

Approximate Gross Internal Area  
757 sq ft - 70 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026  
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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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