



Honiton Way, Fens, TS25 2PX
3 Bed - House - Semi-Detached
£143,000

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

ROBINSONS
SALES • LETTINGS • AUCTIONS *Tees Valley*

*****REDUCED*** VIEWING RECOMMENDED ***** An impressive **THREE BEDROOM** semi-detached property occupying a pleasant position on Honiton Way, with the advantage of a westerly aspect rear garden. The home would make an ideal purchase for a first time buyer or young family and features a modern kitchen and bathroom, whilst further benefitting from a useful attic room, gas central heating, uPVC double glazing and summerhouse with bar included. The floor plan briefly comprises: entrance porch through to the entrance vestibule with stairs to the first floor and access to a spacious lounge with walk-in bay window, the kitchen features white 'gloss' style units and includes a built-in oven, hob and extractor with further space for free standing appliances. The rear lobby leads to the ground floor bathroom which incorporates a four-piece suite and chrome fittings. Located to the first floor are three bedrooms, with the master bedroom being of a generous size. The property also benefits from a useful loft conversion which is accessed via a pull-down wooden ladder. Externally are easily maintained gardens to front and rear, the latter enjoying a westerly aspect which should be a suntrap in the summer months, with summerhouse and bar included. A shared driveway gives access to the rear garden which could provide possible garage space, subject to the usual consents. Please contact Robinsons Tees Valley Hartlepool to arrange a viewing (in association with Smith & Friends).





GROUND FLOOR

ENTRANCE PORCH

Accessed via uPVC double glazed French doors with matching side screens.

ENTRANCE VESTIBULE

Accessed via uPVC double glazed entrance door via the porch, uPVC double glazed window to the side aspect, stairs to the first floor, meter cupboard, fitted carpet, convector radiator.

BAY FRONTED LOUNGE

17'5 x 12'8 (5.31m x 3.86m)

A generous sized family lounge with a large walk-in uPVC double glazed bay window to the front aspect, modern laminate flooring, wall mounted television point, convector radiator, access to:

KITCHEN

10' x 8'1 (3.05m x 2.46m)

Fitted with a modern range of white gloss units to base and wall level with chrome rod handles and 'grey marble' effect working surfaces with matching splashback incorporating inset single drainer stainless steel sink unit with mixer tap, built-in stainless steel four ring gas hob with built-in stainless steel electric oven below, brushed stainless steel to splashback with matching 'chimney' style canopy housing illuminated extractor fan above, recess with plumbing for washing machine and space for free standing fridge/freezer, upgraded gas central heating boiler, uPVC double glazed window, 'grey oak' style laminate flooring, single inset spotlights to ceiling, convector radiator.

REAR LOBBY

uPVC double glazed door to rear garden, 'grey oak' style laminate flooring, access to:

GROUND FLOOR BATHROOM/WC

12'1 x 5'4 max (3.68m x 1.63m max)

Fitted with a modern three piece white suite and chrome fittings comprising: panelled bath with chrome mixer tap and chrome shower over, protective glass shower screen, inset wash hand basin with chrome mixer tap and white gloss vanity cabinet below, concealed WC with vanity area above, attractive tiling and panelling to splashback, uPVC double glazed opaque window to the rear aspect, tiled flooring, inset spotlighting to ceiling, fitted extractor fan, chrome heated towel radiator.

FIRST FLOOR

LANDING

uPVC double glazed window to the side aspect, fitted carpet, hatch to attic room with pull down access ladder.

BEDROOM ONE

13'1 x 11'11 (3.99m x 3.63m)

A good sized master bedroom with uPVC double glazed window to front aspect, convector radiator, built-in storage cupboard with additional uPVC double glazed window, single inset spotlights to ceiling.

BEDROOM TWO

11'8 x 9' (3.56m x 2.74m)

uPVC double glazed window to the rear aspect, convector radiator, single inset spotlights to ceiling.

BEDROOM THREE

7'5 x 6'6 (2.26m x 1.98m)

uPVC double glazed window to the rear aspect, convector radiator, single inset spotlights to ceiling.

ATTIC ROOM

14'5 x 9'7 (4.39m x 2.92m)

Offering a variety of uses with pull down access ladder, fitted carpet, double glazed 'Velux' style window to the rear aspect, power points, inset spotlighting to ceiling, eaves storage.

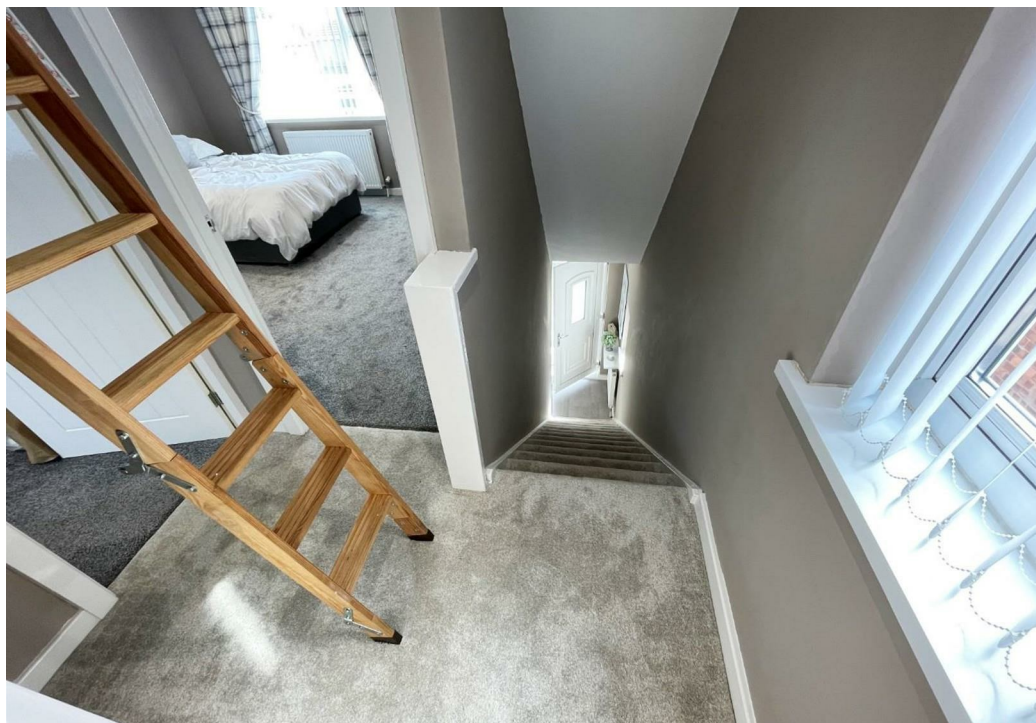
EXTERNALLY

The property occupies a pleasant position, with slate pebbles to the front allowing useful off street parking, with brick boundary wall. A shared driveway runs alongside the property, with a gate to the attractively landscaped rear garden which incorporates lawn, pebbled and artificially turfed areas, with fenced boundaries and generous timber SUMMERHOUSE/BAR included (12'2 x 7'9) (3.71m x 2.36m).

NB

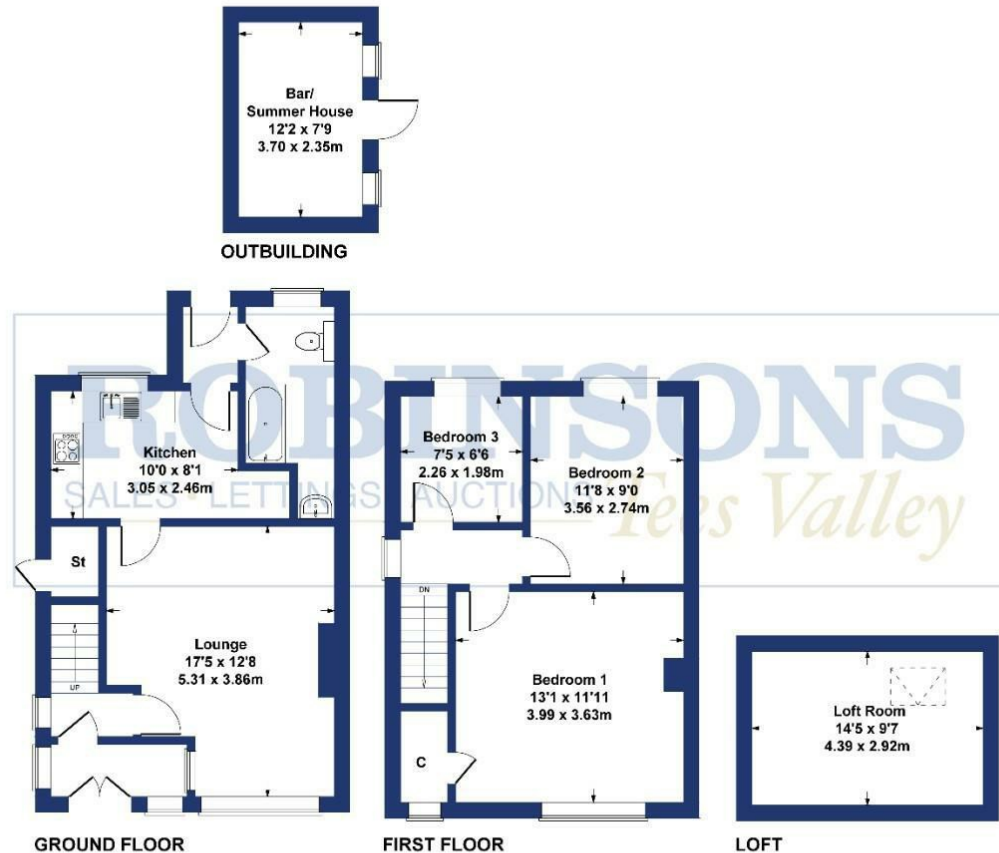
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.





Honiton Way

Approximate Gross Internal Area
1173 sq ft - 109 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

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. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley 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	



106 York Road, Hartlepool, TS26 9DE
Tel: 01429 891100
hartlepool@robinsonsteesvalley.co.uk
www.robinsonsteesvalley.co.uk

ROBINSONS
SALES • LETTINGS • AUCTIONS *Tees Valley*