



**** CHAIN FREE ** FANTASTIC CORNER PLOT ** EXTENDED BUNGALOW **** Positioned on a large corner plot within the popular Fens Estate this extended and remodelled detached bungalow comes with viewing recommended. The versatile layout will appeal to a variety of potential buyers and comprises of: entrance porch, hallway, lounge, dining area, kitchen, two double bedrooms and a modern family bathroom. Externally, the enclosed south facing rear garden is mainly laid to lawn with well stocked borders, patio area and summerhouse included. To both sides are enclosed private gardens that are laid to lawn and an open plan front garden. The detached garage is accessed from the rear and has power and lighting. Also benefitting from uPVC double glazing and gas central heating.

Spalding Road, Hartlepool, TS25 2JR

2 Bedroom - Bungalow - Detached

£230,000

EPC Rating: D

Tenure: Freehold

Council Tax Band: C



**SMITH &
FRIENDS**
ESTATE AGENTS

Spalding Road, Hartlepool, TS25 2JR

GROUND FLOOR

ENTRANCE PORCH

Glass panelled door, uPVC double glazed window to front, glass panelled doors into the hallway.

HALLWAY

Radiator.

LOUNGE

17'6 x 13'2 (5.33m x 4.01m)

Two uPVC double glazed windows, radiator, living flame 'coal' effect with stone surround, opening into the dining area.

DINING AREA

15'9 x 7'9 (4.80m x 2.36m)

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

KITCHEN

15'9 x 9'11 (4.80m x 3.02m)

Fitted with a range of wall, base and drawer units with matching worktops, inset sink and drainer, four ring gas hob and electric double oven, plumbing for washing machine and space for fridge and freezer, uPVC double glazed window and uPVC double glazed glass panelled door opening onto the rear garden.

BEDROOM 1

10'9 x 12'7 (3.28m x 3.84m)

uPVC double glazed window, radiator.

BEDROOM 2

10'9 x 10'4 (3.28m x 3.15m)

uPVC double glazed window, fitted wardrobes, radiator.

FAMILY BATHROOM/WC

Recently refitted with a white and chrome suite comprising of: double width walk-in shower cubicle with wall mounted thermostatic shower, wash hand basin with vanity storage and low level WC; co-ordinated tiled walls, heated chrome towel rail, uPVC double glazed window.

EXTERNALLY

The property is set on a fantastic corner plot with wrap around gardens. The enclosed south facing rear garden is mainly laid to lawn with well stocked borders, patio area and summerhouse included. To both sides are enclosed private gardens that are laid to lawn and an open plan front garden.



Spalding Road, Hartlepool, TS25 2JR



DETACHED GARAGE

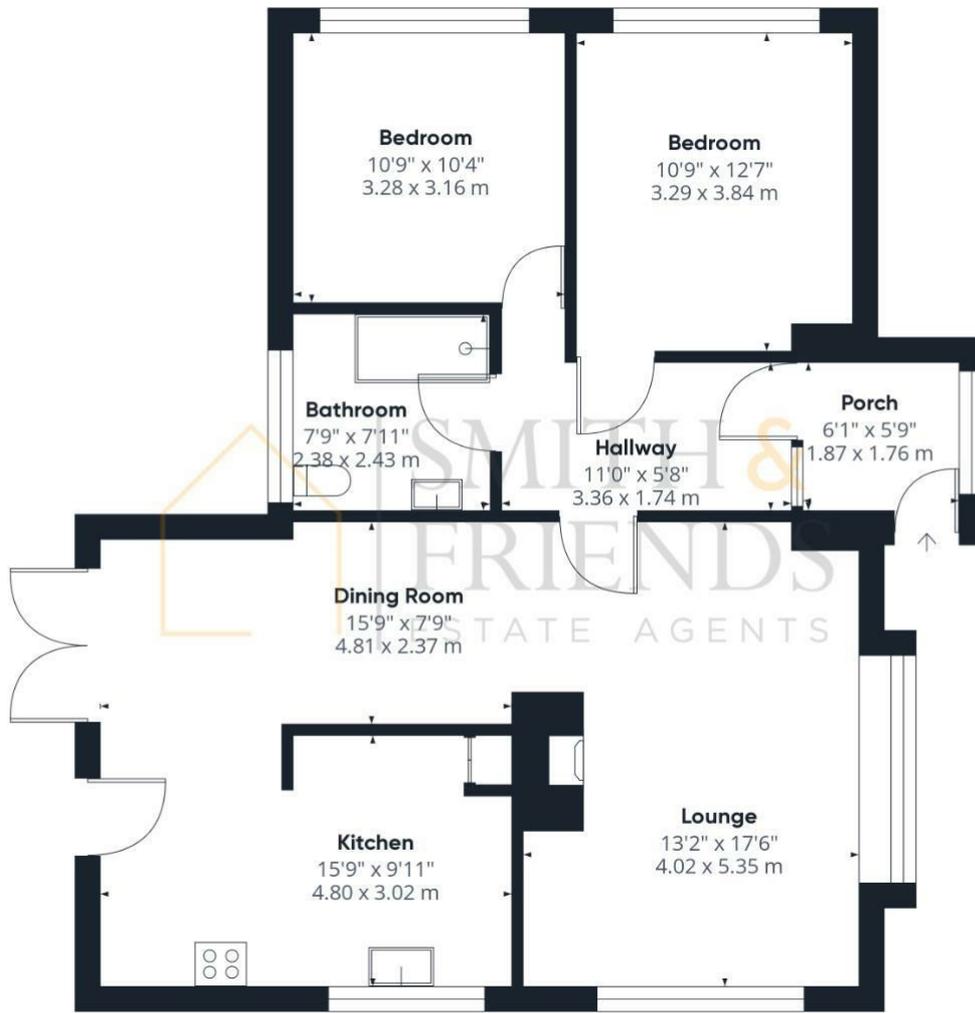
Accessed from the rear, with power and lighting.

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.



Spalding Road, Hartlepool, TS25 2JR



Approximate total area[†]
 950.97 ft²
 88.35 m²

(†) 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.

GIRAFFE360

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		
	65	80
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. We 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
 01429 891100
 hartlepool@smith-and-friends.co.uk
 www.smith-and-friends.co.uk



SMITH & FRIENDS
 ESTATE AGENTS