An impressive, extended four bedroom semi detached house which has been improved throughout to a very high standard. It is situated in the desirable Fens Estate which has excellent local shopping facilities and schools close by. Benefitting from gas central heating via a recently refitted combi boiler and uPVC double glazing. This home has been tastefully improved by the current owners and offers good sized accommodation which is ideal for the growing family, briefly comprising: entrance porch, lounge, separate dining room with French doors opening onto the rear patio and modern fitted kitchen. Located to the first floor are four good size bedrooms and a luxurious white and chrome family bathroom. Externally the fully enclosed westerly facing rear garden affords a good degree of privacy and is mainly laid to lawn with well stocked borders. The paved patio is sure to be a suntrap in the summer months and ideal for outside entertaining. The open plan front garden is mainly laid to lawn with a block paved driveway leading to the single garage.

Holland Road, Hartlepool, TS25 2JE
4 Bed - House - Semi-Detached
Offers In The Region Of £195,000
EPC Rating:
Council Tax Band: C
Tenure: Freehold

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GROUND FLOOR

ENTRANCE PORCH
uPVC double glazed glass panelled front door, glass panelled door into the lounge.

LOUNGE
15' x 13'11 (4.57m x 4.24m)
uPVC double glazed window to front aspect, spindle staircase to first floor landing, radiator.

DINING ROOM
14' x 7'6 (4.27m x 2.29m)
uPVC double glazed French doors opening onto the rear patio, radiator, opening through to the kitchen.

KITCHEN
9'7 x 8'2 (2.92m x 2.49m)
Fitted with a range of modern light grey wall, base and drawer units with contrasting work surfaces, inset sink and drainer with mixer tap, four ring halogen hob with illuminating extractor and fan assisted oven, plumbing for washing machine, space for fridge and freezer, uPVC double glazed window to rear.

FIRST FLOOR

LANDING
Loft access.

BEDROOM 1 (front)
10'11 x 9'10 (3.33m x 3.00m)
uPVC double glazed window to front aspect, radiator.

BEDROOM 2 (front)
12'3 x 8'2 (3.73m x 2.49m)
uPVC double glazed window to front aspect, radiator.

BEDROOM 3 (rear)
12'10 x 7'10 (3.91m x 2.39m)
uPVC double glazed window to rear aspect, radiator.

BEDROOM 4 (rear)
10'4 x 8'2 (3.15m x 2.49m)
uPVC double glazed window to rear aspect, radiator.

FAMILY BATHROOM/WC
7'5 x 6' (2.26m x 1.83m)
Modern white and chrome suite with panelled bath, shower over and glass shower screen, wash hand basin with vanity storage and low level WC; heated chrome towel rail, uPVC double glazed opaque window to rear.

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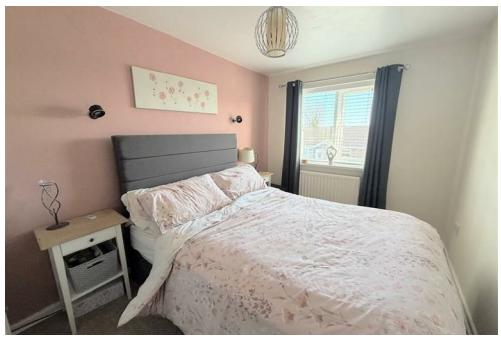
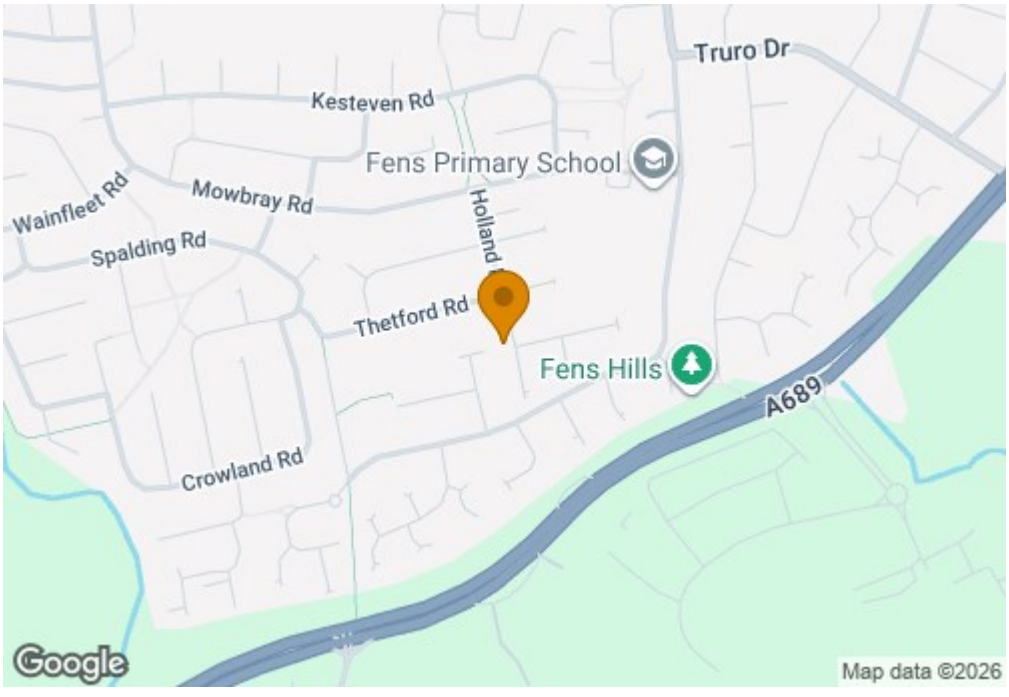
EXTERNALLY

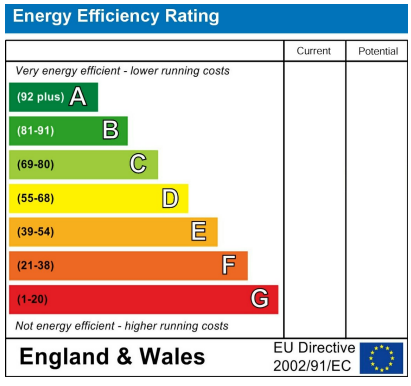
The fully enclosed westerly facing rear garden affords a good degree of privacy and is mainly laid to lawn with well stocked borders. The paved patio is sure to be a suntrap in the summer months and ideal for outside entertaining. The open plan front garden is mainly laid to lawn with a block paved driveway 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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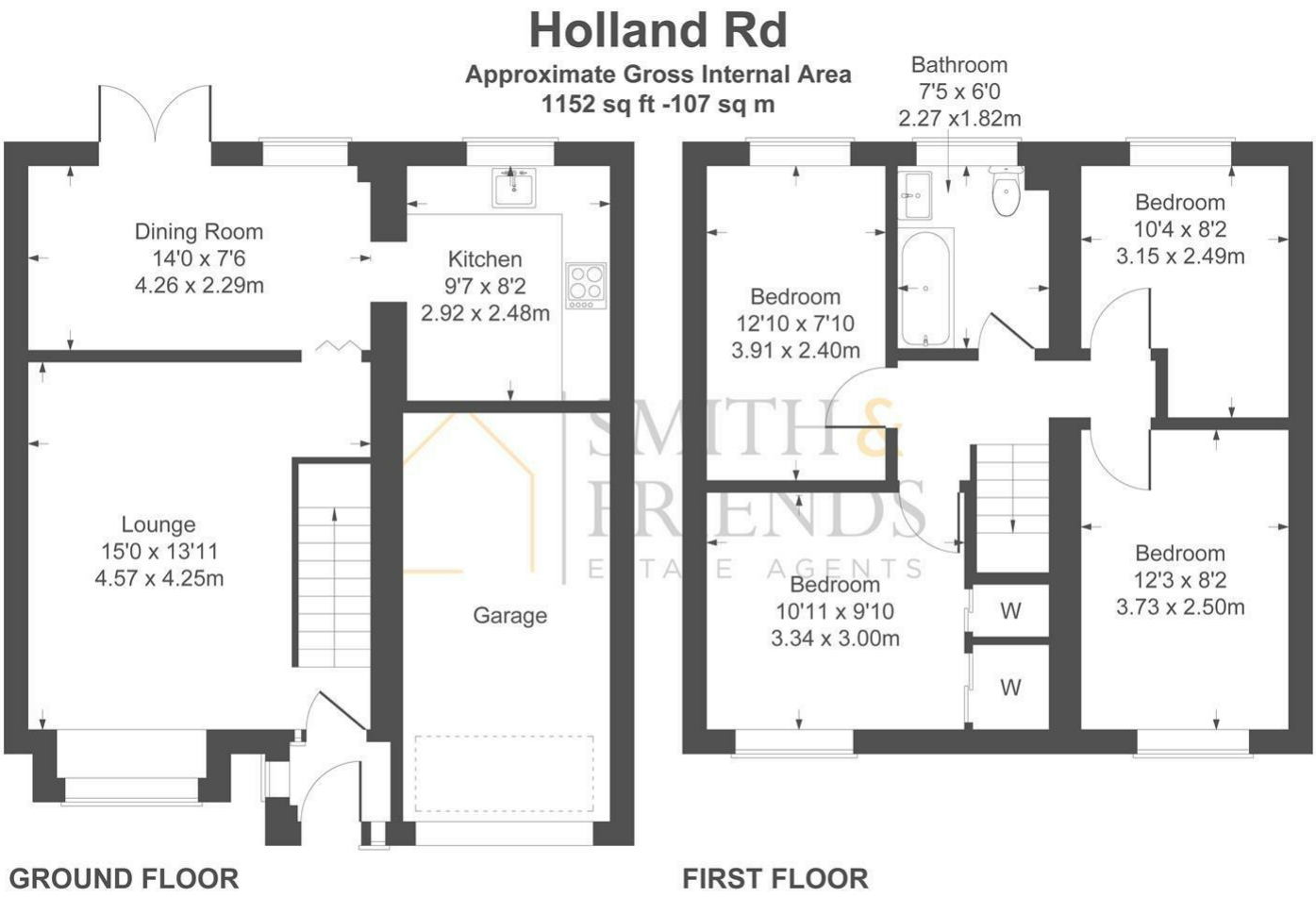

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there 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.

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