



**** SEMI RURAL POSITION **** We are delighted to offer for sale this three bedroom semi detached house. One of the impressive features of this home must be its uninterrupted rural views from the front and rear elevations. It is warmed by gas fired central heating via a combination boiler and is double glazed. The floor plan briefly comprises: pleasant lounge which has a tiled fireplace with an open fire and French doors leading to the front garden. The separate dining room leads to the 'L' shaped kitchen/breakfast room which is fitted with modern 'oak' style units and has a built-in oven, hob and recirculating fan. To complete the ground floor accommodation is a cloakroom/WC. To the first floor are three bedrooms and a bathroom/WC which is fitted with a white suite and has a mains shower fitting over the bath. Externally are well established gardens to front and rear, both enjoying a good degree of privacy. A driveway provides off street car parking for two to three cars.

The Fens, Hartlepool, TS27 3AH
3 Bed - House - Semi-Detached
£165,000
EPC Rating: D
Council Tax Band: B
Tenure: Freehold



**SMITH &
 FRIENDS**
 ESTATE AGENTS

The Fens, Hartlepool, TS27 3AH



GROUND FLOOR

ENTRANCE VESTIBULE

Hardwood entrance door, under stairs storage cupboard.

CLOAKROOM/WC

Fitted with a two piece white suite comprising: wall mounted wash hand basin, low level WC, part tiling to walls.

LOUNGE (front)

13'9 x 12'9 (4.19m x 3.89m)

Tiled fireplace with open fire grate, uPVC double glazed French doors to front garden.

INNER LOBBY

Staircase to first floor.

DINING ROOM (rear)

12'4 x 9'4 (3.76m x 2.84m)

Delft rack, sliding door to:

'L' SHAPED KITCHEN/BREAKFAST ROOM

18'6 x 10' max (5.64m x 3.05m max)

Fitted with a range of 'light oak' style base, wall and drawer units with rod handles, 'marble' effect working surfaces 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, illuminated recirculating fan above, plumbing for automatic washing machine, complementary tiling to splashback, hardwood door to rear garden.

FIRST FLOOR

LANDING

BEDROOM 1 (front)

12' x 9'10 (3.66m x 3.00m)

Decorative tiled fireplace, window having a superb rural view.

BEDROOM 2 (rear)

9'11 x 9'8 (3.02m x 2.95m)

Built-in airing cupboard housing wall mounted Biasi gas combination boiler, window having a superb rural view.

BEDROOM 3 (front)

7'6 x 7 (2.29m x 2.13m)

Window to the front having a beautiful open view.

ATTIC

Fully insulated and boarded, with two electric lights and skylight.

BATHROOM/WC

Fitted with a three piece white suite comprising: panelled bath with mixer tap and shower attachment, pedestal wash hand basin, white tiling to part walls.

OUTSIDE

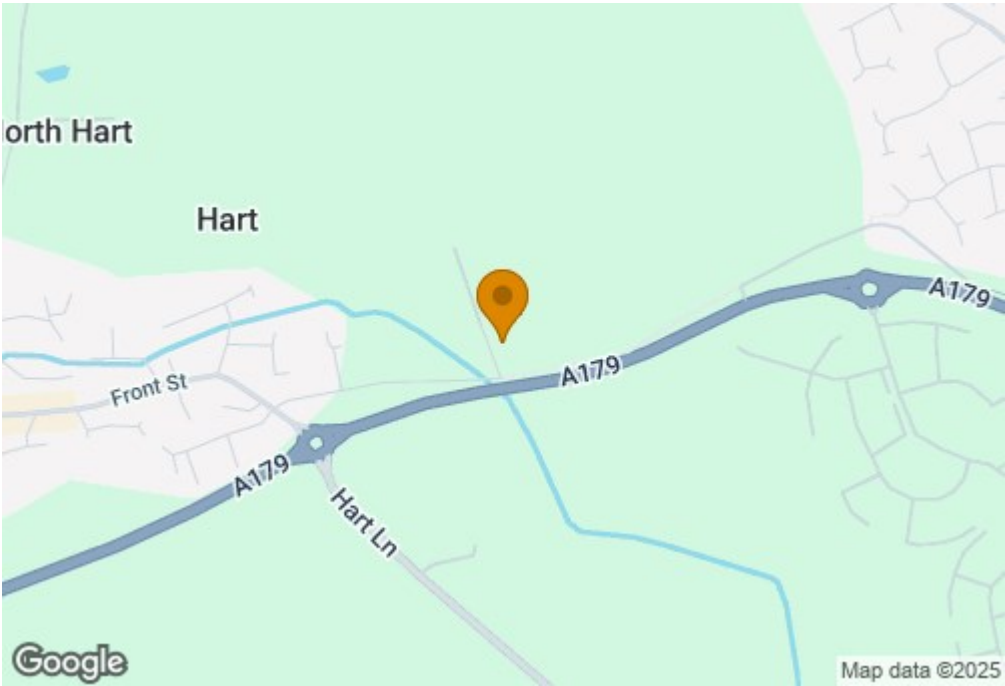
The front garden has a lawned area with mature shrubs and specimen trees. A long driveway provides off street car parking for two to three cars. The enclosed rear garden, again, is laid mainly to lawn with mature shrubbery and specimen trees, timber garden shed, external store. Both of these gardens enjoy a high degree of privacy as they are not directly overlooked.

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.



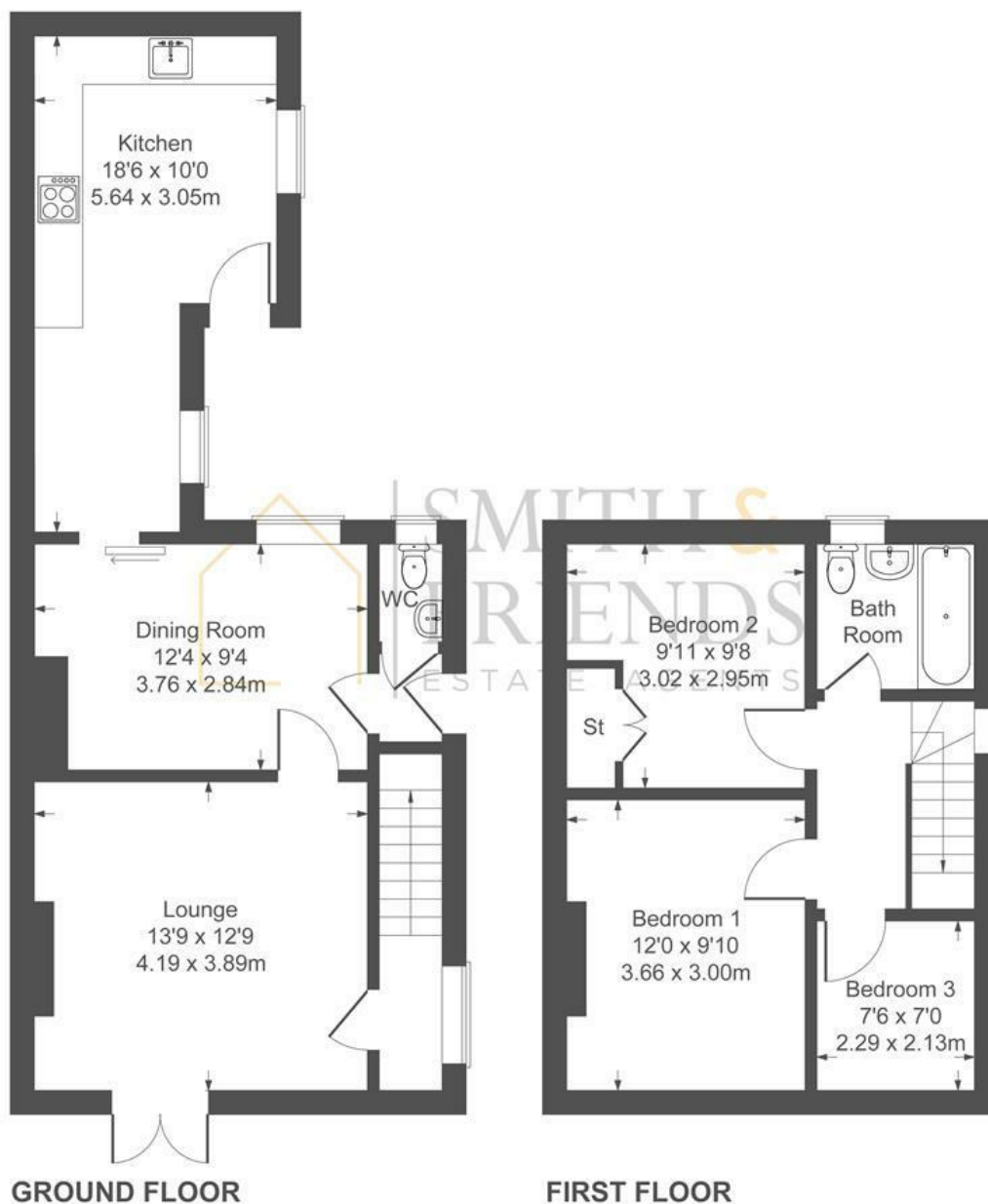
The Fens, Hartlepool, TS27 3AH



| 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 | 58 | 66 |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

The Fens

Approximate Gross Internal Area
931 sq ft - 86 sq m



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.

106 York Road, Hartlepool, TS26 9DE

01429 891100

hartlepool@smith-and-friends.co.uk

www.smith-and-friends.co.uk