



**** GENEROUS SIZED PLOT **** **VIEWING IS ESSENTIAL **** A much improved and extended three bedroom semi-detached house occupying a generous sized plot which gives further extension potential, subject to the usual consents. Features include modern kitchen, bathroom and separate shower room fittings, gas central heating via a combination boiler, uPVC double glazing and cavity wall insulation. Briefly comprising: entrance hall, two large reception rooms, kitchen including built-in double electric oven, hob, extractor and integrated fridge, one of the bedrooms having built-in sliding wardrobes, modern bathroom/WC and a separate shower room. Another pleasing feature is its generous sized rear garden which cannot fail to impress, not only does it enjoy a westerly aspect but also provides a high degree of privacy. A paved driveway leads to the large garage which incorporates a utility area.

Fitted carpets, laminate flooring and blinds are included in the asking price.

Caistor Drive, Hartlepool, TS25 2QG

3 Bedroom - House - Semi-Detached

£180,000

EPC Rating: D

Tenure: Freehold

Council Tax Band: C



**SMITH &
FRIENDS**
ESTATE AGENTS

GROUND FLOOR

ENTRANCE HALLWAY

uPVC double glazed glass panelled door, radiator, staircase to first floor landing.



LOUNGE

16'7 x 12'1 (5.05m x 3.68m)

uPVC double glazed window to front, radiator, double doors into the dining room.

DINING ROOM

11'4 x 9'1 (3.45m x 2.77m)

Radiator, opening into the family room.



FAMILY ROOM

11'1 x 9'1 (3.38m x 2.77m)

uPVC double glazed sliding patio doors opening onto the rear garden, radiator.

KITCHEN

11'4 x 8'2 (3.45m x 2.49m)

Fitted with a range of wall, base and drawer units with matching worksurfaces, four ring gas hob with illuminating extractor and double oven, plumbing for washing machine and space for fridge/freezer, two large storage cupboards, uPVC double glazed window to rear.

FIRST FLOOR

LANDING

uPVC double glazed window to rear, loft access, airing cupboard.



BEDROOM 1 (front)

11'4 x 11'2 (3.45m x 3.40m)

uPVC double glazed window to front, radiator.



BEDROOM 2 (rear)

11'4 x 10'5 (3.45m x 3.18m)

uPVC double glazed window to rear, built-in wardrobes, radiator.

BEDROOM 3 (front)

8'1 x 7'1 (2.46m x 2.16m)

uPVC double glazed window to front, radiator.



FAMILY BATHROOM/WC

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

SHOWER ROOM

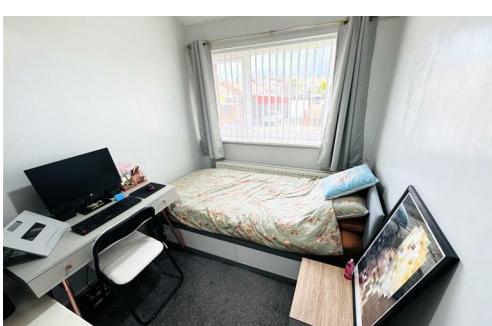
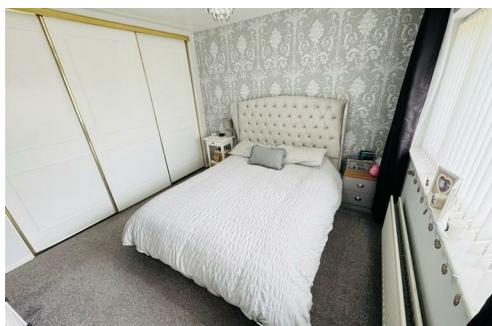
Walk-in shower cubicle with wall mounted shower.

EXTERNALLY

The open plan front garden is laid to lawn, with a paved driveway leading to the GARAGE which incorporates a utility area. Another pleasing feature is its generous sized rear garden which cannot fail to impress, not only does it enjoy a westerly aspect but also provides a high degree of privacy.

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.





Approximate total area⁽¹⁾

1154.53 ft²

107.26 m²



(1) 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		66
(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		

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