



Fenton Road, TS25 2LQ
3 Bed - House - Semi-Detached
£199,950

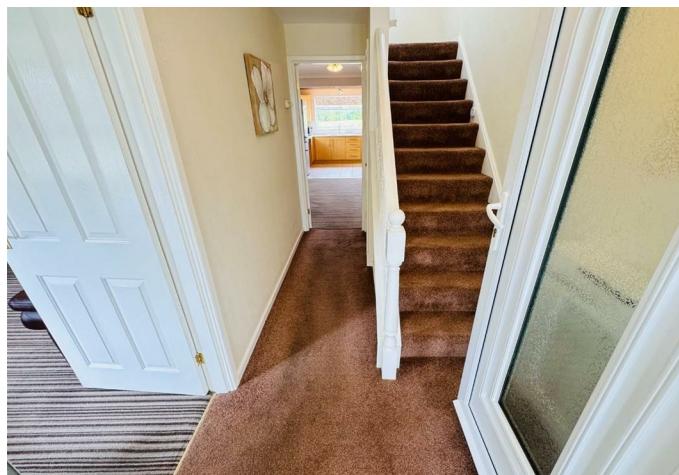
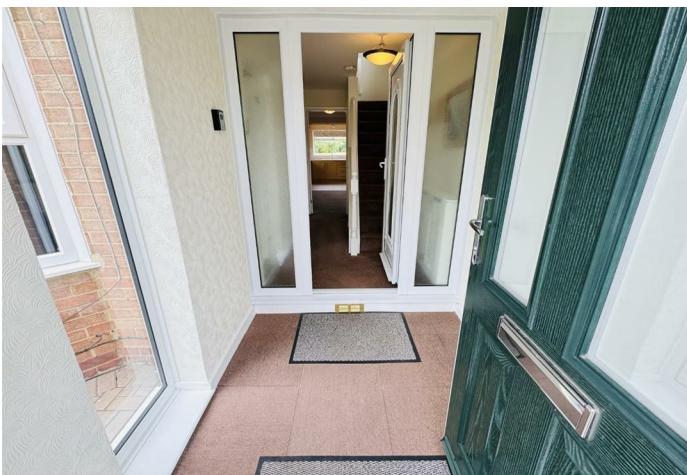
EPC Rating: D
Tenure: Freehold
Council Tax Band: C

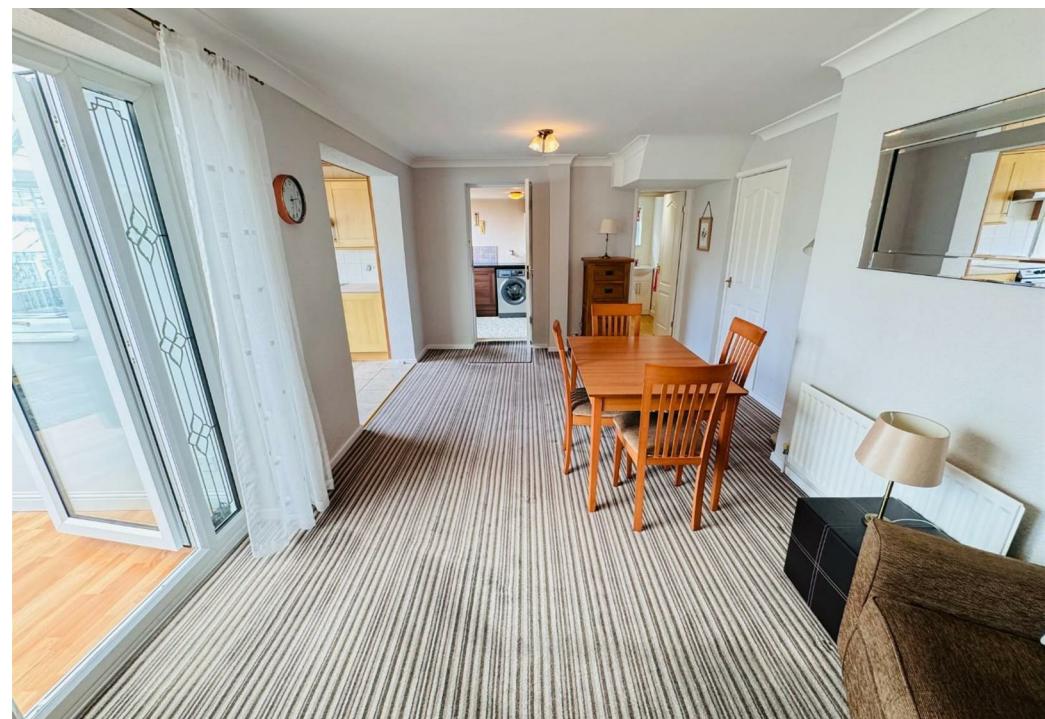


**SMITH &
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ESTATE AGENTS

Fenton Road Hartlepool TS25 2LQ

*** NO CHAIN INVOLVED *** VACANT POSSESSION ASSURED *** A spacious three bedroom semi-detached property offering EXTENDED ACCOMMODATION ideal for family requirements with TWO RECEPTION ROOMS. Originally built by 'Yuills' to the popular Abbey style with porch, kitchen, conservatory and utility extensions whilst occupying a favourable position overlooking open fields at the rear. An internal viewing comes recommended to appreciate the space on offer with a layout which briefly comprises: entrance porch through to the entrance hall with stairs to the first floor and access to the bay fronted lounge with feature fire surround and gas fire. The rear reception links directly to the kitchen and conservatory with views of the rear garden and fields behind. A separate utility room and guest WC complete the ground floor. To the first floor are three bedrooms which are served by the family bathroom, incorporating a three piece suite and separate WC. Externally is a part lawned front garden with a block paved drive offering useful off street parking whilst leading to the garage. The enclosed rear garden features lawn and patio areas with a westerly aspect and good degree of privacy. Fenton Road is accessed via Mowbray Road and Wainfleet Road in a popular part of the Fens Estate, close to schools and amenities.











GROUND FLOOR

ENTRANCE PORCH

6'0 x 5'10 (1.83m x 1.78m)

Accessed via double glazed composite entrance door with uPVC double glazed side screens, uPVC double glazed window to the side, internal door to the entrance hall.

ENTRANCE HALL

Spindled stairs to the first floor, under stairs storage cupboard, fitted carpet, radiator with cover included.

FRONT LOUNGE

13'7 x 13'5 (4.14m x 4.09m)

A good size family lounge with uPVC double glazed bay window to the front aspect, attractive feature fire surround with inset gas fire, fitted carpet, coving to ceiling, television point, radiator.

REAR RECEPTION ROOM

20'1 x 10'6 (6.12m x 3.20m)

Offering seating and dining space whilst linking to the kitchen, conservatory, utility room and guest WC. The room features a modern wall mounted electric fire fitted carpet, single radiator and uPVC double glazed French doors into the conservatory.

CONSERVATORY

16'0 x 8'4 (4.88m x 2.54m)

Enjoying beautiful views of the garden and fields behind with uPVC double glazed windows and door to the rear garden, modern laminate flooring, window into the kitchen, overhead fan and light.

KITCHEN

9'11 x 8'11 (3.02m x 2.72m)

Fitted with a range of oak style units to base and wall level with brushed stainless steel handles and complimenting work surfaces, incorporating an inset one and a half bowl single drainer sink unit with mixer tap, recess for cooker with extractor over, tiled splashback, recess for free standing fridge/freezer, four draw base unit, breakfast bar area with radiator below, uPVC double glazed window offering beautiful views of the rear garden and fields behind.

UTILITY ROOM

8'8 x 7'0 (2.64m x 2.13m)

Fitted with a range of walnut style units to base and wall level with brushed stainless steel handles and complimenting work surfaces, incorporating an inset stainless steel sink with mixer tap and tiled splashback, space for washing machine and dryer, gas central heating boiler, uPVC double glazed door and window into the rear garden, single radiator.

GROUND FLOOR WC

5'0 x 3'5 (1.52m x 1.04m)

Fitted with a modern two piece white suite comprising; inset wash

hand basin with chrome mixer tap and white gloss cabinet below, WC with matching back and vanity area above, laminate flooring, uPVC double glazed window to the side, convector radiator.

FIRST FLOOR

LANDING

uPVC double glazed window to the side aspect, fitted carpet, hatch to loft space.

BEDROOM ONE

14'1 x 10'11 (4.29m x 3.33m)

A spacious master bedroom with uPVC double glazed bay window to the front aspect, fitted carpet and single radiator. Free standing wardrobes and bedroom furniture can be included.

BEDROOM TWO

10'1 x 9'2 (3.07m x 2.79m)

A good size second bedroom with two built in double wardrobes, additional storage cupboard, uPVC double glazed window to the rear offering pleasant open views, fitted carpet, single radiator.

BEDROOM THREE

8'11 x 8'0 (2.72m x 2.44m)

Built in storage cupboard, uPVC double glazed window to the front aspect, fitted carpet, single radiator.

BATHROOM

9'7 x 5'5 (2.92m x 1.65m)

Fitted with a three piece suite comprising; panelled bath with chrome mixer and shower attachment, corner shower with chrome frame, glass panelled sliding doors and electric shower, pedestal wash hand basin with chrome mixer tap, tiled walls, uPVC double glazed window to the rear, heated towel radiator.

SEPARATE WC

Fitted with a low level WC in white, part panelled walls, uPVC double glazed window to the side aspect.

EXTERNALLY

The property features a lawned front garden with a block paved driveway providing useful off street parking. A gate to the side leads through to a useful storage area behind the utility room. The pleasant rear garden offers patio and lawned areas with planted border, fenced boundaries and beautiful views of the fields behind.

GARAGE

17'0 x 7'10 (5.18m x 2.39m)

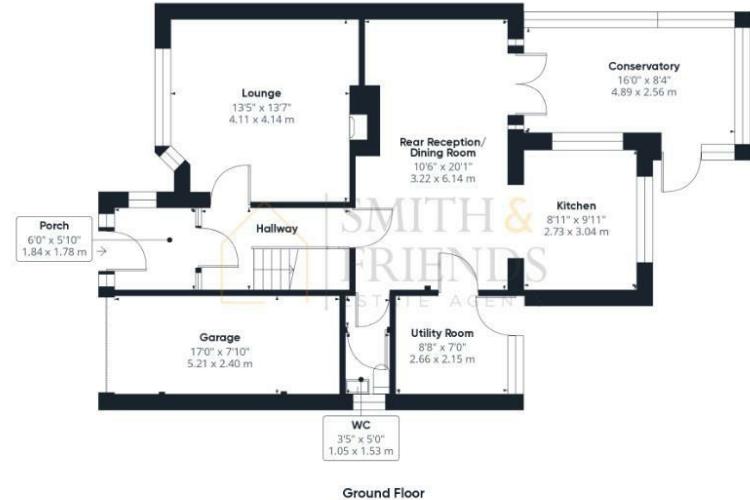
Accessed via manual roller door to the front, light and sockets.

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⁾

1441.36 ft²
133.91 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		81
(81-81)	B		
(69-80)	C		66
(55-68)	D		
(39-54)	E		
(21-38)	F		
(4-20)	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. 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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