



A two bedroom semi-detached bungalow located on Fens Crescent in a popular part of the Fens Estate. The home occupies a pleasant position with generous SOUTH FACING REAR GARDEN, whilst features include gas central heating and uPVC double glazing. The internal layout comprises: entrance hall with access to a generous lounge including an attractive fire surround, gas fire and patio doors to the rear garden. The kitchen/diner is fitted with units to base and wall level with a built-in oven and hob included. The hall provides further access to both bedrooms, the master bedroom with fitted wardrobes, they are served by the bathroom which incorporates a three piece white suite and chrome fittings. Externally is a low maintenance front, with a long driveway running alongside the property providing useful off street parking, whilst leading to the garage. The generous rear garden features lawn and patio areas. Fens Crescent is well situated off Truro Drive, close to the Fens shops and within easy reach of the A689 for those commuting to and from Hartlepool.

**Fens Crescent, Hartlepool, TS25 2QL**  
**2 Bedroom - Bungalow - Semi Detached**  
**£155,000**  
**EPC Rating: D**  
**Tenure: Freehold**  
**Council Tax Band: B**



### ENTRANCE HALL

Accessed via uPVC double glazed side entrance door, fitted carpet, single radiator.

### GENEROUS LOUNGE

**17'7 x 11'5 (5.36m x 3.48m)**

A generous lounge with attractive feature fire surround and inset chrome gas fire, aluminium framed double glazed patio doors to the rear garden, fitted carpet, coving to ceiling, television point, double radiator.



### KITCHEN/DINER

**14'3 x 8'9 (4.34m x 2.67m)**

Fitted with a range of units to base and wall level with brushed stainless steel handles and contrasting work surfaces incorporating an inset single drainer sink unit with mixer tap, built-in electric oven with four ring gas hob above and extractor over, tiled splashback, recess for washing machine, space for fridge/freezer, wine rack to base level, three drawer unit, fitted carpet, coving to ceiling, uPVC double glazed side door, uPVC double glazed window to the rear, single radiator.



### BEDROOM ONE

**12'0 x 11'5 (3.66m x 3.48m)**

A good size master bedroom with uPVC double glazed window to the front aspect, fitted wardrobes and dressing area, fitted carpet, coving to ceiling, double radiator.



### BEDROOM TWO

**9'4 x 9'0 (2.84m x 2.74m)**

uPVC double glazed window to the front aspect, fitted carpet, coving to ceiling, convector radiator.

### BATHROOM/WC

**6'4 x 5'5 (1.93m x 1.65m)**

Fitted with a three piece white suite and chrome fittings comprising: panelled bath with chrome dual taps and shower over, protective glass shower screen, pedestal wash hand basin with chrome mixer tap, close coupled WC, tiled splashback, uPVC double glazed window to the side aspect, chrome heated towel radiator.



### EXTERNALLY

The property features a low maintenance open plan lawned front garden, with a paved driveway running alongside the property providing useful off street parking. The generous south facing rear garden features lawn and patio areas.



Fens Crescent, Hartlepool, TS25 2QL



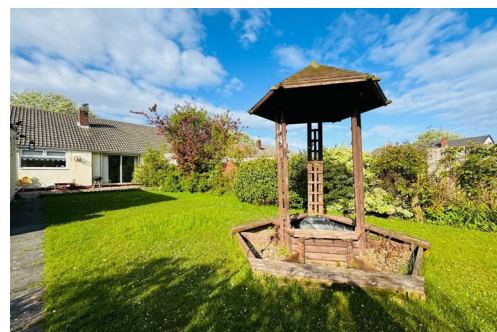
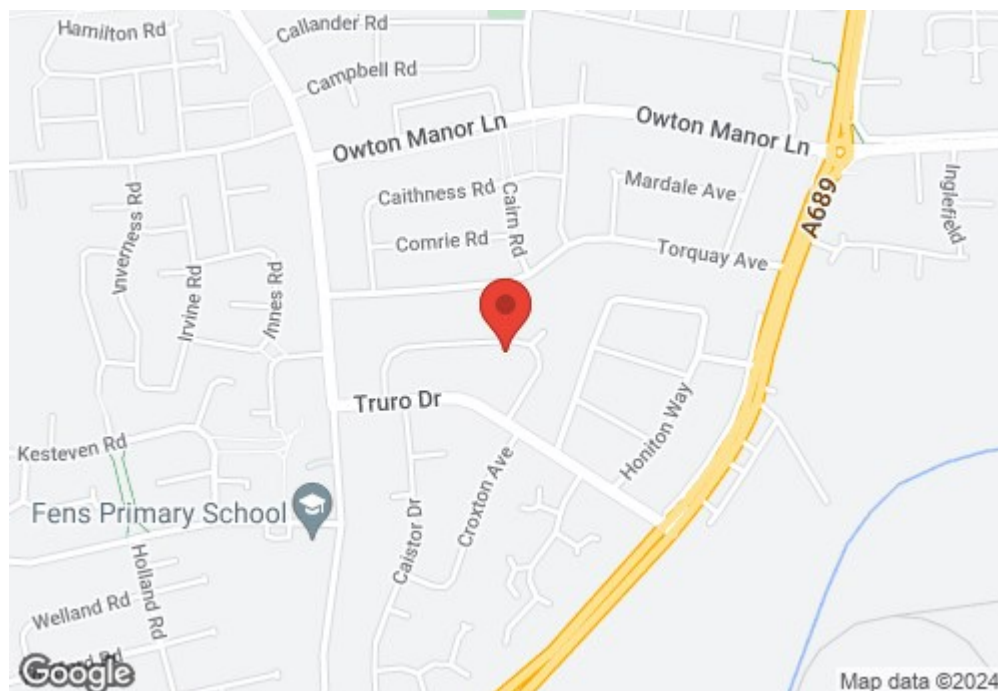
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## GARAGE

Up and over access door to the front, personal door to the side. The garage is in need of attention.

## 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.

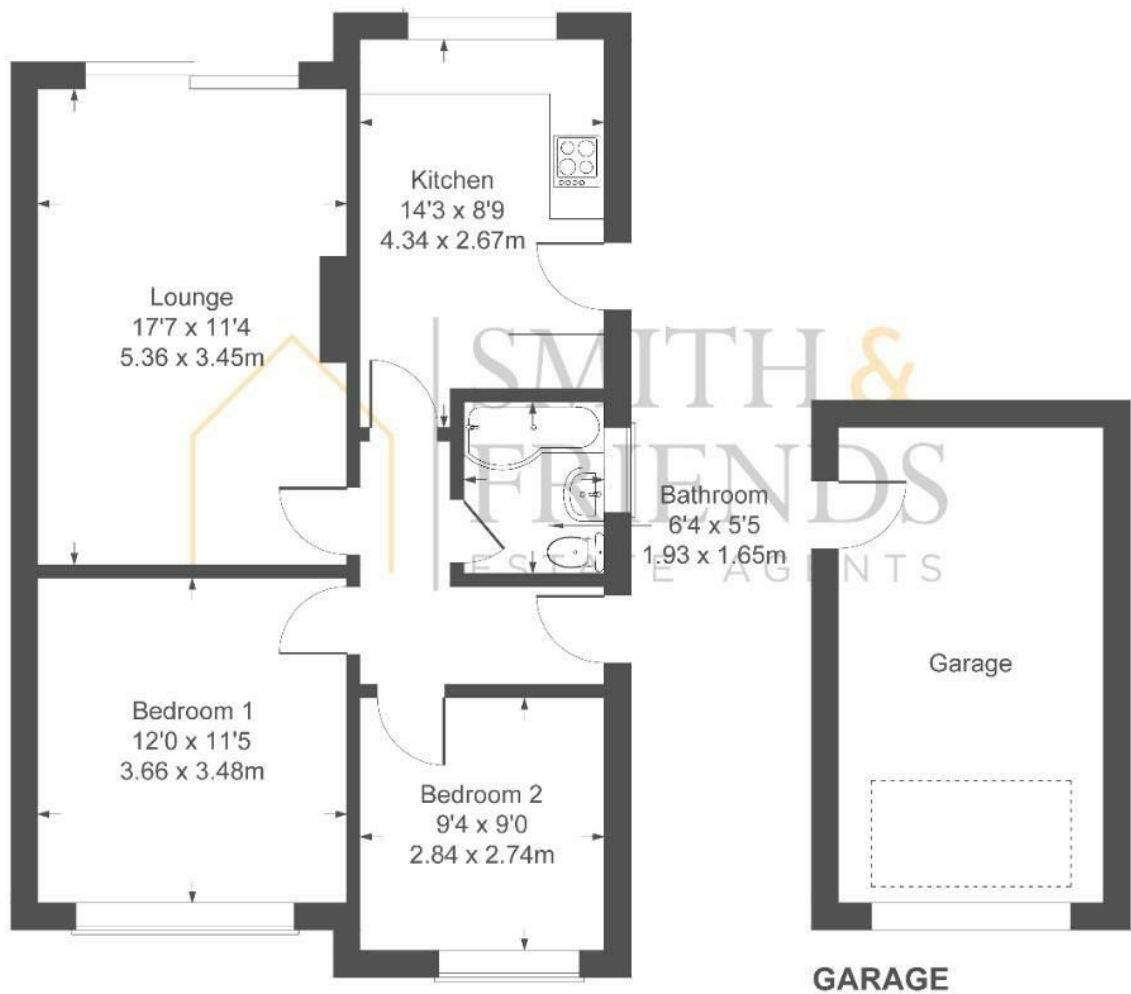


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# Fens Crescent

Approximate Gross Internal Area  
661 sq ft - 61 sq m



Not to Scale. Produced by The Plan Portal 2024  
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. 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.

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 83                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 66      |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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