



\*\*\*REDUCED AS OWNER HAS A PROPERTY IN MIND\*\*\*We are delighted to offer for sale this much improved two bedroom semi detached house. The home has a number of pleasing features including a modern fitted kitchen and shower room, gas fired central heating and has uPVC double glazing throughout. Located within the popular Fens estate this well presented property would make an ideal first purchase and comes with viewing strongly recommended. Briefly comprises: hallway, lounge, dining kitchen with French doors leading to the rear garden. The modern kitchen has been refitted with white high gloss wall, base and drawer units and includes a built- in oven and hob. Located to the first floor are two double bedrooms and the family shower room. Externally, a shared driveway to the side of the property leads to the large detached garage. The enclosed rear garden affords a good degree of privacy and is mainly laid to lawn with paved patio area.

**Holland Road, Fens, Hartlepool, TS25 2JE**  
**2 Bed - House - Semi-Detached**  
**Offers Over £129,950**  
**EPC Rating: D**  
**Council Tax Band: B**  
**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

# Holland Road, Hartlepool, TS25 2JE

## GROUND FLOOR

### HALLWAY

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

### LOUNGE 14'10 x 14' (4.52m x 4.27m)

uPVC double glazed window to front, radiator.

### DINING KITCHEN 14' x 7'7 (4.27m x 2.31m)

Fitted with a range of white high gloss wall, base and drawer units with 'woodblock' effect worktops and co-ordinated splashback, inset sink and drainer with mixer tap, four ring electric hob with fan assisted oven, plumbing for washing machine and space for fridge and freezer, uPVC double glazed window to rear, uPVC double glazed French doors opening onto the rear garden.

## FIRST FLOOR

### LANDING

### BEDROOM 1 (front) 14' x 9'10 (4.27m x 3.00m)

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

### BEDROOM 2 (rear) 12'2 x 7'9 (3.71m x 2.36m)

uPVC double glazed window to rear, radiator.

### FAMILY SHOWER ROOM/WC

Fitted with a modern white and chrome suite comprising: walk-in corner shower, pedestal wash hand basin and low level WC; co-ordinated tiled walls, radiator, uPVC double glazed window to rear.

### EXTERNALLY

The enclosed rear garden affords a good degree of privacy and is mainly laid to lawn with paved patio area. The open plan front garden is laid to lawn, with a shared driveway leading to the large detached garage.

### LARGE DETACHED GARAGE 18'0" x 9'10" (5.5m x 3m)

With up and over door, power and lighting.

### 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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Produced by Potterplans Ltd. 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>63</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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