



Fellston Close, TS26 0EX
2 Bed - Bungalow - Detached
Offers In The Region Of £260,000

Council Tax Band: D
EPC Rating:
Tenure: Freehold



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**** RARELY AVAILABLE ** NO CHAIN INVOLVED **** A surprisingly large two bedroom detached bungalow which has been much improved by the current owner. It is pleasantly positioned in this small cul de sac and features include gas central heating via a combination boiler and uPVC double glazing throughout. Due to its versatile layout and immaculate finish this bungalow should appeal to a wide variety of prospective buyers including semi/retired couples and it could also easily accommodate a small family. The floor plan briefly comprises: entrance vestibule, opening into the inviting hallway, spacious lounge with inset fire, well fitted dining kitchen which has 'shaker' style units and includes a built-in gas oven and four ring gas hob, integrated fridge, freezer and washing machine, two double bedrooms (both with fitted wardrobes) and luxurious white and chrome shower room. Externally, the open plan front garden has been landscaped for easy maintenance, whilst the large block paved drive to the side provides ample off street parking for numerous cars and leads to the detached garage. The rear of the property is not overlooked and is laid to lawn.

ENTRANCE

5' x 5'7 (1.52m x 1.70m)

uPVC double glazed glass panelled door, radiator, glass panelled door opening into the hallway.

HALLWAY

11'8 x 3'6 (3.56m x 1.07m)

Access all rooms, radiator and loft access (part boarded).

LOUNGE

11'5 x 17' (3.48m x 5.18m)

A light and airy room with a uPVC double glazed bow window to front, inset living flame gas fire, radiator.

DINING KITCHEN

12'5 x 13'3 (3.78m x 4.04m)

A well equipped dining kitchen which is fitted with a range of 'shaker' style wall, base and drawer units with matching worktops and co-ordinated splashback tiling, inset sink and drainer with mixer tap, four ring gas hob with illuminating extractor and fan assisted oven, integrated fridge, freezer and washing machine, uPVC double glazed windows to front and rear, uPVC double glazed glass panelled door.

BEDROOM (rear)

9'4 x 14'8 (2.84m x 4.47m)

uPVC double glazed window, fitted wardrobes, radiator.

BEDROOM (rear)

9'7 x 10'7 (2.92m x 3.23m)

uPVC double glazed window, fitted wardrobes, radiator.

SHOWER ROOM/WC

8' x 11' (2.44m x 3.35m)

Modern white and chrome suite with double width walk-in shower, wash hand basin with vanity storage and low level WC; co-ordinated tiled walls, radiator, heated towel rail, uPVC double glazed window.

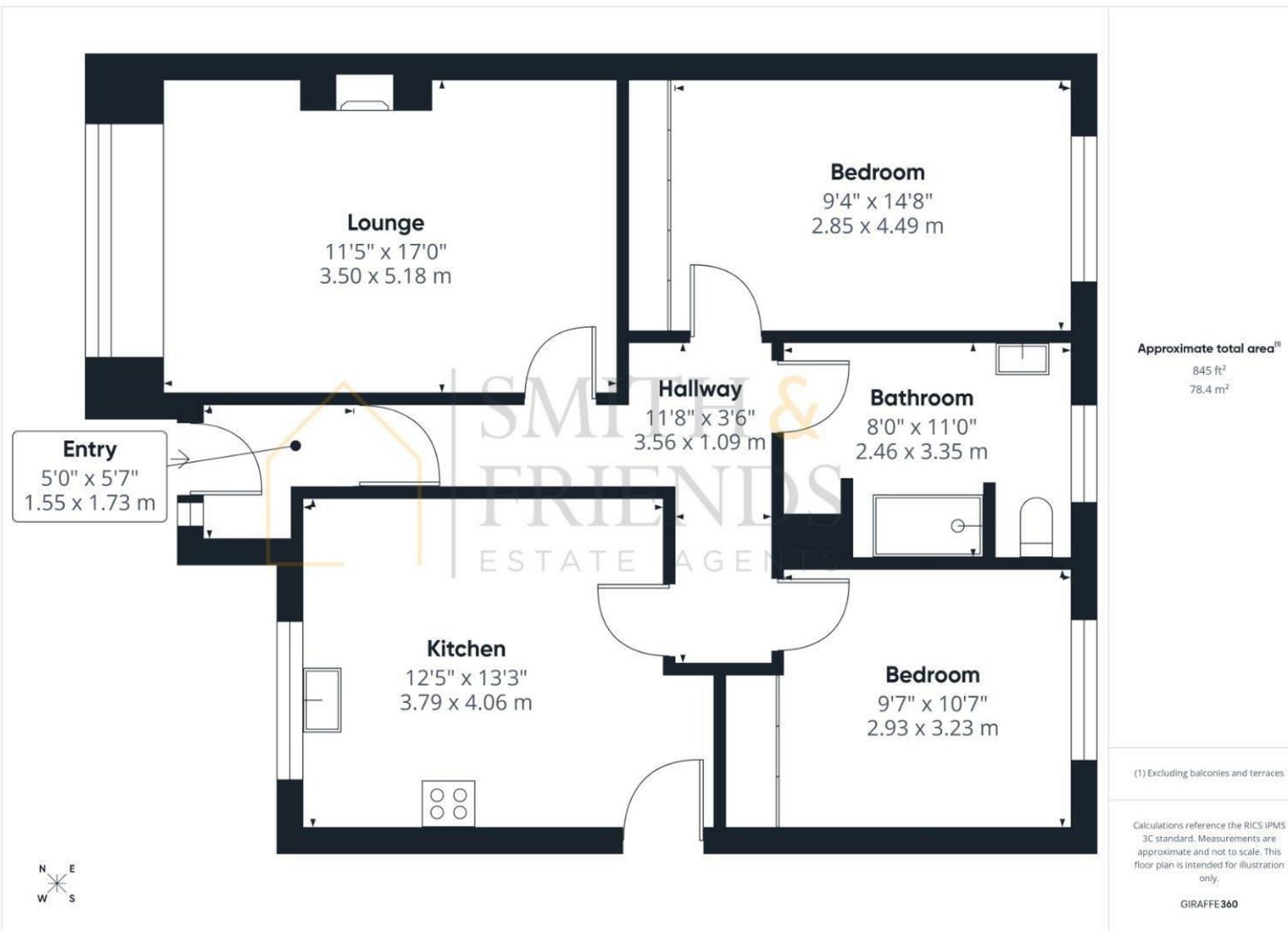
EXTERNALLY

The open plan front garden has been landscaped for easy maintenance, whilst the large block paved drive to the side provides ample off street parking for numerous cars and leads to the DETACHED GARAGE. The rear of the property is not overlooked and is laid to lawn.

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.



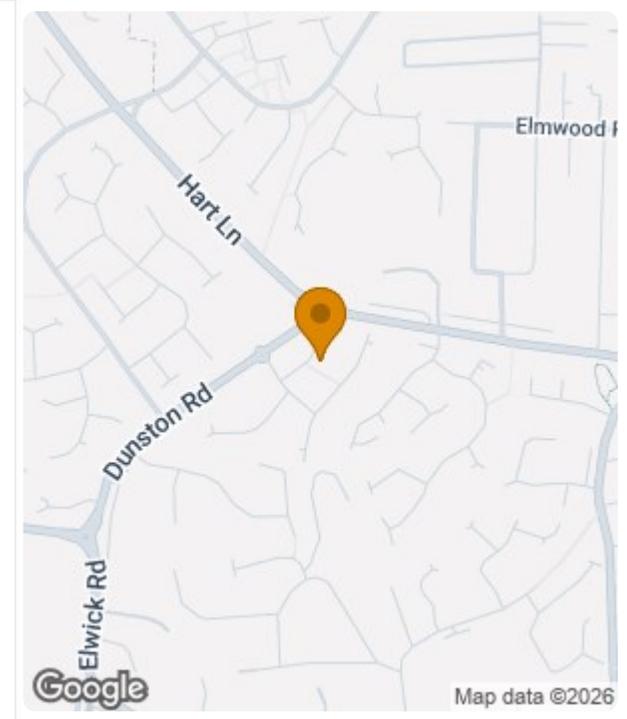


Approximate total area¹⁾
845 ft²
78.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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		
(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. 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
Tel: 01429 891100
hartlepool@smith-and-friends.co.uk
www.smith-and-friends.co.uk

