



Caistor Drive, Hartlepool, TS25 2QG
3 Bed - House
£180,000

Council Tax Band: B
EPC Rating:
Tenure: Freehold



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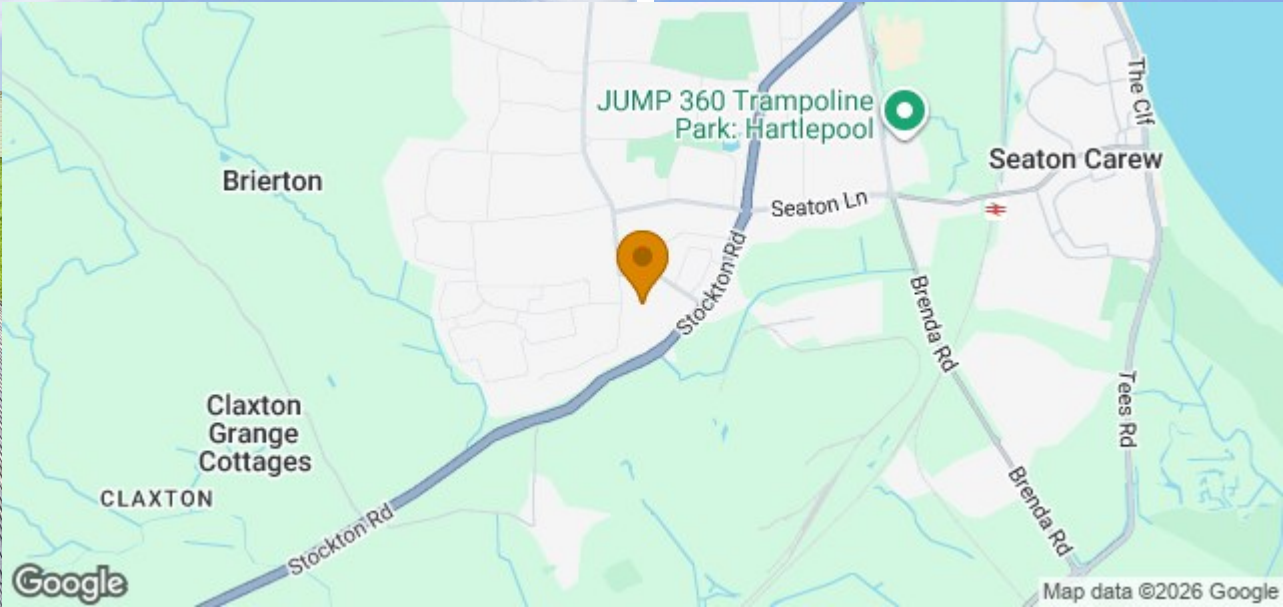
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A modern and well presented THREE BEDROOM semi-detached property occupying a pleasant position on Caistor Drive in a popular part of the Fens Estate. The home features an impressive kitchen/diner, neutral decor, gas central heating and uPVC double glazing.

An ideal purchase for a first time buyer or young family with an internal viewing recommended. The full layout comprises; entrance with stairs to the first floor, generous family lounge with feature fire surround, full width kitchen/diner with a range of built in appliances, three bedrooms and a good size bathroom which incorporates a three piece white suite and chrome fittings. Externally is a low maintenance front garden with a paved driveway allowing useful off street parking. Double gates open to a further paved area with scope to extend (subject to planning) and through to the generous rear garden with lawn and decked patio area.







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.

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