



***** NO CHAIN INVOLVED *** AVAILABLE IMMEDIATELY ***** A spacious semi-detached bungalow occupying a pleasant position on Northwold Close in a popular part of the Fens Estate. The bungalow benefits from TWO DOUBLE BEDROOMS and a conservatory extension to the rear, whilst further benefitting from gas central heating, uPVC double glazing, off street parking and garage. An ideal purchase for those looking to downsize without compromising on space, with accommodation that briefly comprises: spacious lounge, pleasant conservatory extension, kitchen/breakfast room, two double bedrooms and the bathroom which incorporates a three piece suite. Externally are well maintained gardens to the front and rear, with a long driveway running alongside the property providing useful off street parking, whilst leading to the garage. The enclosed rear garden enjoys a good degree of privacy and backs onto Fens Primary Schools playing fields. Northwold Close is situated off Holland Road, with easy access to amenities and transport links. **VIEWING RECOMMENDED.**

Northwold Close, Hartlepool, TS25 2LP
2 Bedroom - Bungalow - Semi Detached
£165,000
EPC Rating: D
Tenure: Freehold
Council Tax Band: B



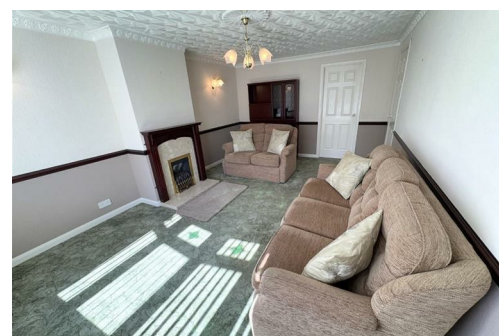
ENTRANCE

Access to the side and straight in to the kitchen via double glazed composite entrance door.

FRONT LOUNGE

11'7 x 17'6 (3.53m x 5.33m)

A good size family lounge with uPVC double glazed bow window to the front aspect, feature fire surround with 'marble' style back and base with an inset 'coal' effect gas fire, dado rail, coving to ceiling, single radiator.



INNER HALL

Access to lounge, bedroom two, bathroom and kitchen.

KITCHEN

8'9 x 11'8 (2.67m x 3.56m)

Fitted with a range of units to base and wall level with roll-top work surfaces incorporating an inset single drainer stainless steel sink unit with dual taps, recess for gas cooker, tiling to splashback, recess for washing machine, space for free standing fridge/freezer, uPVC double glazed window looking out to the rear garden, built-in storage cupboard, single radiator.



BEDROOM ONE

11'8 x 11'10 (3.56m x 3.61m)

A good size master bedroom with built-in wardrobes, dado rail, coving to ceiling, single radiator, uPVC double glazed door and side screens to the conservatory.



CONSERVATORY EXTENSION

9'1 x 6'11 (2.77m x 2.11m)

A pleasant uPVC double glazed conservatory with French doors to the rear garden, 'tile' effect vinyl flooring, single socket.



BEDROOM TWO

8'10 x 12'11 (2.69m x 3.94m)

uPVC double glazed windows to the front and side aspects, single radiator.



BATHROOM/WC

5'5 x 6'7 (1.65m x 2.01m)

Fitted with a three piece suite comprising: panelled bath with dual taps and shower over, pedestal wash hand basin with dual taps, low level WC, tiling to walls, uPVC double glazed window to the side aspect, single radiator.

EXTERNALLY

The property features a lawned front garden with planted border, with a long paved driveway running alongside the property providing useful off street parking, whilst leading to the garage. A gate to the side opens to the enclosed rear garden which offers a good degree of privacy, with lawn and paved areas. A useful brick storage shed is located to the rear of the garage.

GARAGE

9'3 x 16'9 (2.82m x 5.11m)

Accessed via an up and over door to the front, lighting 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.



Northwold Close, Hartlepool, TS25 2LP



Ground Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
860 ft²
80 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.

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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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	75
England & Wales		EU Directive 2002/91/EC