



**** TO BE SOLD BY MODERN METHOD OF AUCTION; STARTING BID £120,000 PLUS RESERVATION FEE ****
****REDUCED** CHAIN FREE ****A well presented three-bedroom semi-detached home situated in the ever popular Fens area of Hartlepool. This generously proportioned home benefits from gas central heating and uPVC double glazing throughout, making it an ideal choice for a growing family.

The accommodation briefly comprises: entrance hall, a comfortable lounge, separate dining room, and a fitted kitchen complete with built-in oven, hob, and extractor. There is also a useful utility room, three well-proportioned bedrooms, a separate WC, and a family bathroom featuring an electric shower over the bath.

Outside, the home enjoys gardens to the front and rear, with the rear garden boasting a sunny southerly aspect, perfect for the warmer months. A wider-than-average driveway provides ample off-street parking and leads to a single garage.

Fenton Road, Hartlepool, TS25 2LL

3 Bed - House - Semi-Detached

Starting Bid £120,000

EPC Rating: C

Council Tax Band: C

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Fenton Road, Hartlepool, TS25 2LL



This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

GROUND FLOOR

ENTRANCE HALLWAY

UPVC DG glass panelled door, radiator and staircase to first floor landing.

LOUNGE

UPVC DG window to front, radiator and sliding doors into the dining room.

DINING ROOM

UPVC DG french doors opening onto the rear garden and radiator

KITCHEN

Fitted with a range of wall base and drawer units with matching worktops, inset sink and drainer Four ring gas hob with illuminating extractor and double oven. space for fridge and freezer , plumbing for washing machine or dishwasher. UPVC DG window to rear, door into the utility.

UTILITY

Plumbing for washing machine, uPVC DG glass panelled door to rear. Access to garage.

FIRST FLOOR

LANDING

UPVC DG window to side, loft access and airing cupboard.

BEDROOM 1 (FRONT)

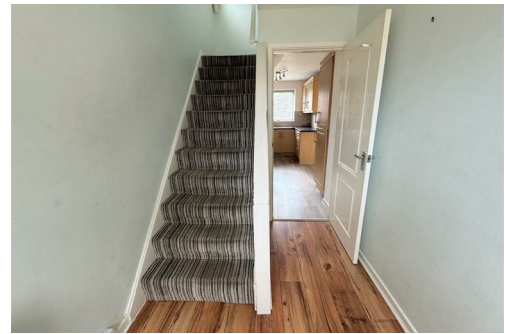
UPVC DG window to front, built in to rage and radiator.

BEDROOM 2 (REAR)

UPVC DG window to rear , built in storage and radiator

BEDROOM 3 (FRONT)

UPVC DG window to front and radiator



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FAMILY BATHROOM

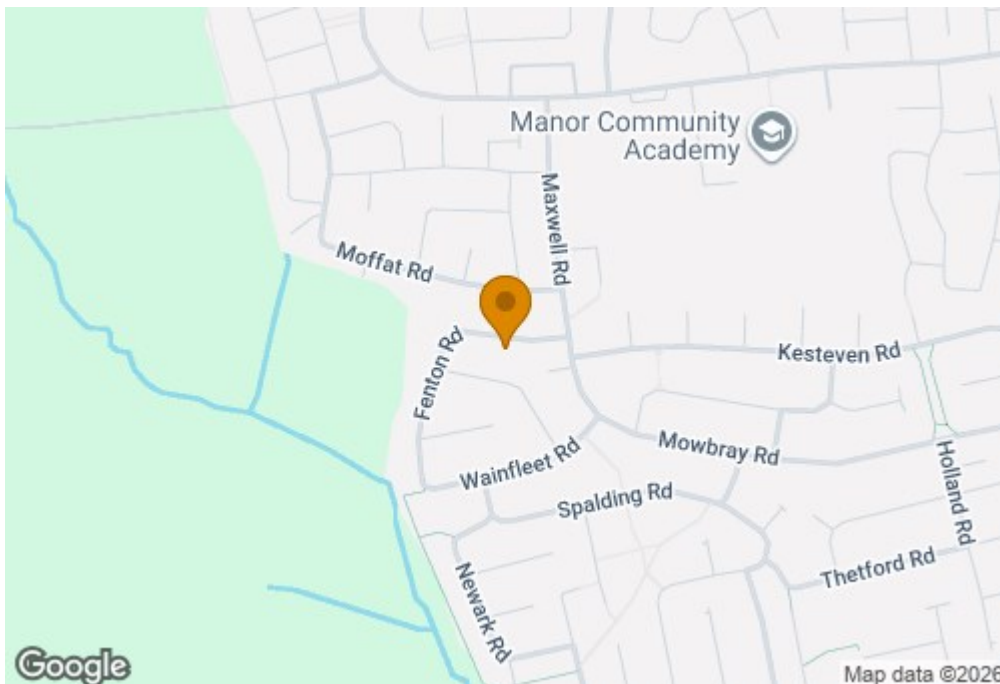
White and chrome suite with panelled bath, shower over, pedestal wash hand basin, uPVC DG window and radiator

SEPARATE TOILET

Low level WC, uPVC DG window

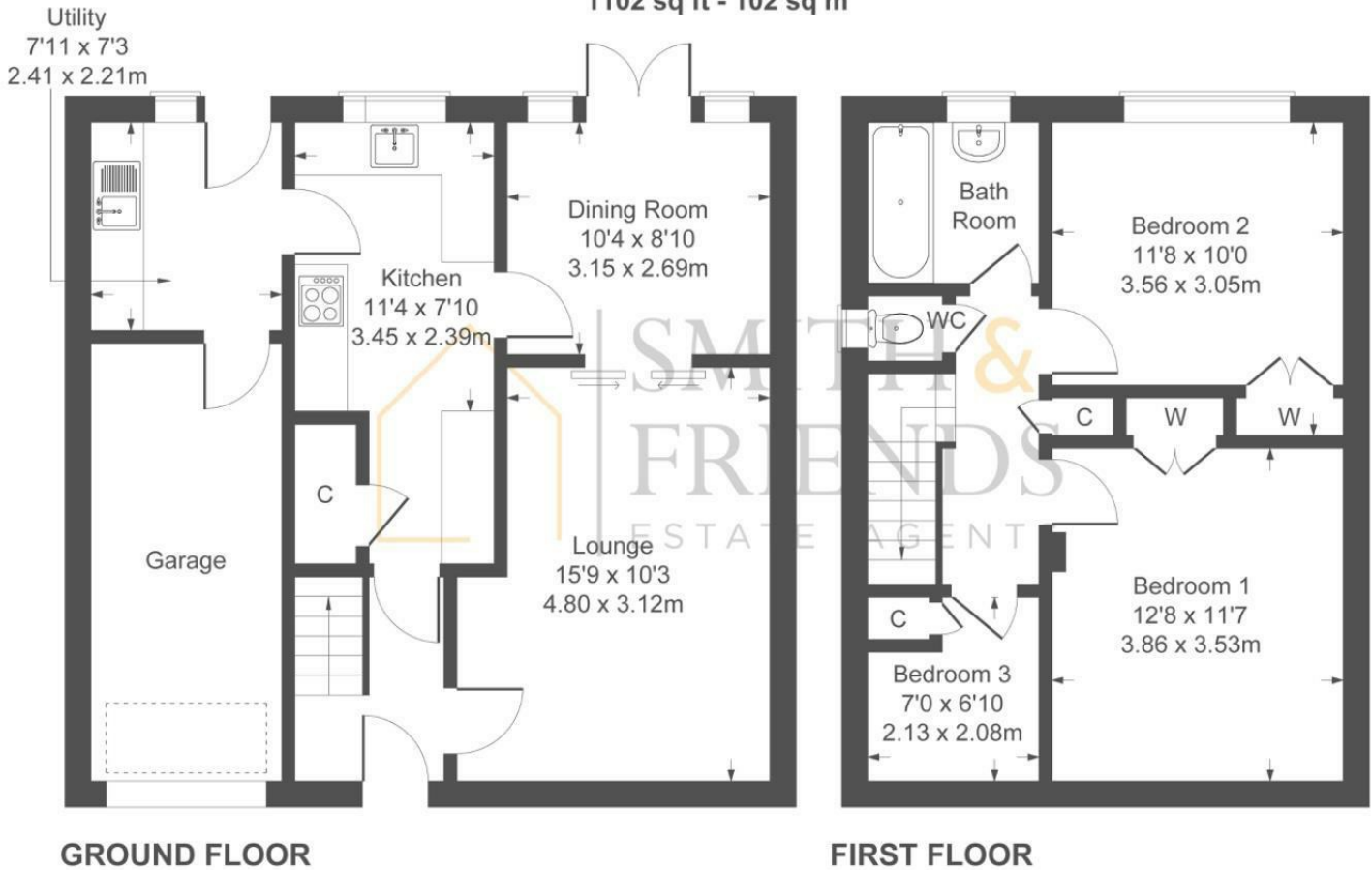
EXTERNALLY

Enclosed rear garden, mainly laid to lawn with paved patio area, open plan front garden mainly laid to lawn with driveway leading to the single integral garage.



Fenton Road

Approximate Gross Internal Area
1102 sq ft - 102 sq m



Not to Scale. Produced by The Plan Portal 2025
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. 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.

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

106 York Road, Hartlepool, TS26 9DE

01429 891100

hartlepool@smith-and-friends.co.uk

www.smith-and-friends.co.uk

