



**** MUST BE VIEWED ** CHAIN FREE **** An impressive and immaculately presented two bedroom semi detached bungalow occupying a favourable plot with a westerly facing rear garden, detached garage, shower room and delightful uPVC double glazed conservatory. Briefly comprising: hall, lounge, conservatory, kitchen including built-in oven, hob and extractor, washing machine included, space for tumble dryer, as well as an integrated fridge/freezer, two good sized bedrooms, with a quality range of wardrobes to the master bedroom, plus an impressive refitted shower room/WC with a modern suite. Externally are beautifully maintained gardens to front and rear and a detached garage with carport. A credit to its current owner, with viewing essential to appreciate what is on offer.

Fens Crescent, Hartlepool, TS25 2QL

2 Bed - Bungalow - Semi Detached

£175,000

EPC Rating: D

Council Tax Band: B

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Fens Crescent, Hartlepool, TS25 2QL



ENTRANCE HALL ('L' SHAPED)

Glass panelled entrance door, radiator, access to loft.

LOUNGE

18' x 11'4 (5.49m x 3.45m)

Sliding patio doors opening into the conservatory, living flame 'coal' effect electric fire with surround, radiator.

CONSERVATORY

12' x 12' (3.66m x 3.66m)

Sliding patio doors opening onto the rear garden.

KITCHEN

12' x 8'10 (3.66m' x 2.69m)

Fitted with a range of wall, base and drawer units with contrasting worktops, inset sink and drainer with mixer tap, four ring hob with illuminating extractor and fan assisted oven, plumbing for washing machine and integrated fridge freezer; uPVC double glazed window to rear, radiator, uPVC double glazed glass panelled door.

BEDROOM 1

12' x 11'4 (3.66m x 3.45m)

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

BEDROOM 2

9' x 8'10 (2.74m x 2.69m)

uPVC double glazed window to front, radiator.

SHOWER ROOM/WC

Modern white and chrome suite comprising: corner shower with wall mounted thermostatic shower, wash hand basin and low level WC; co-ordinated tiled walls and floor, radiator, uPVC double glazed window.

EXTERNALLY

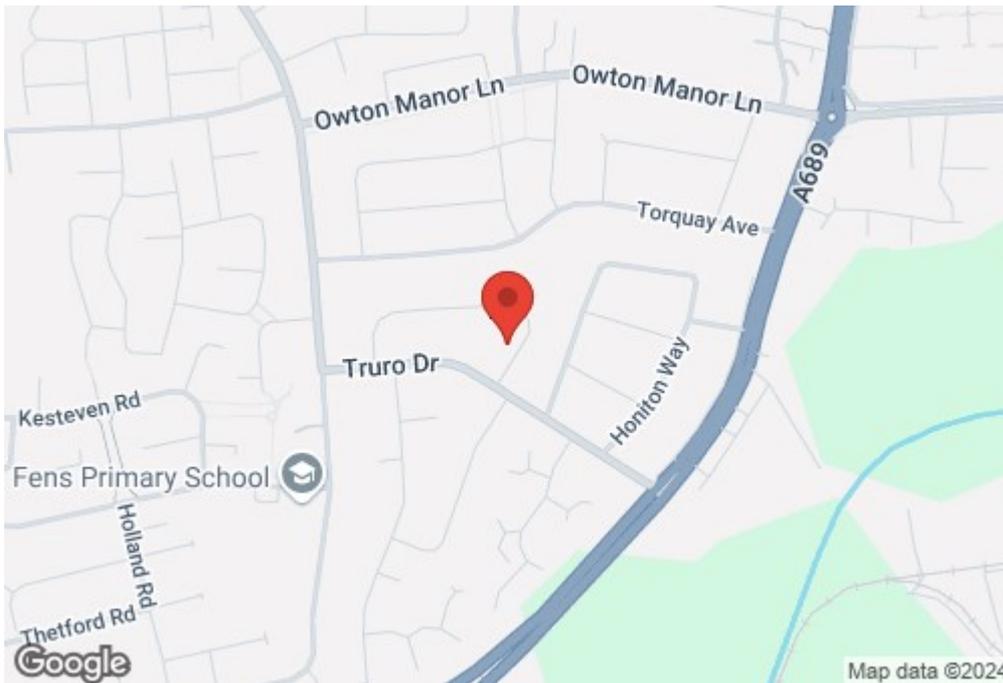
The bungalow is positioned on a generous plot with a westerly facing rear garden. The garden is mainly laid to lawn, with a sunny patio area and well stocked borders. The open plan front garden is laid to lawn, with a block paved driveway giving gated access to the CARPORT and DETACHED GARAGE.

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.



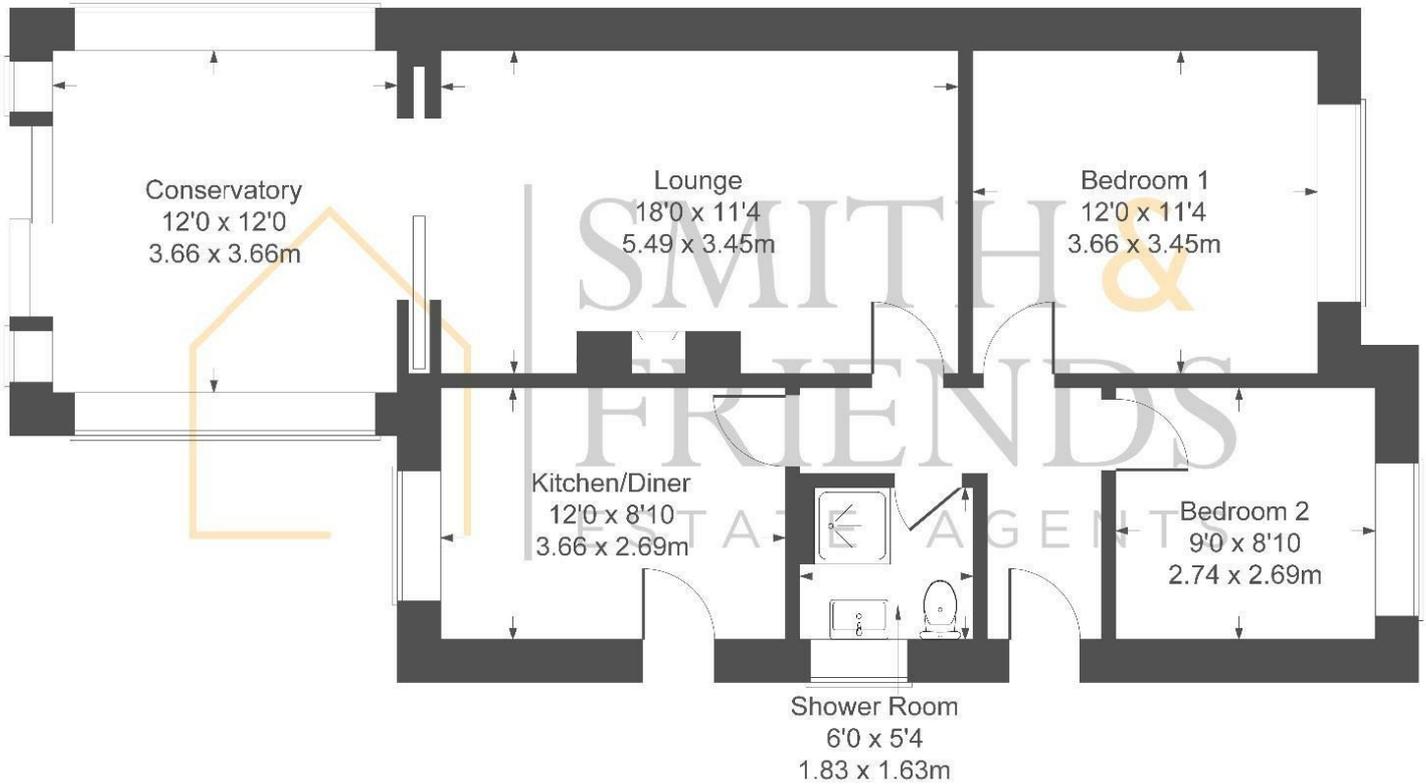
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Fens Crescent

Approximate Gross Internal Area
810 sq ft - 75 sq m



Not to Scale. Produced by The Plan Portal 2024
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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. 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		84
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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