



*** NO CHAIN INVOLVED *** A pleasantly positioned THREE BEDROOM semi-detached property on Wainfleet Road in a popular part of the Fens Estate. The home offers well cared for accommodation with great future potential and internal viewing recommended. The property benefits from gas central heating and uPVC double glazing, whilst in brief the layout comprises: entrance hall with stairs to the first floor and access to the south facing lounge which in turn links to the rear dining room and through to the kitchen and utility room. To the first floor are three bedrooms, bedrooms one and two benefitting from mirrored wardrobes, they are served by the shower room with separate WC. Externally is an attractive frontage with front canopy, garden and block paved driveway which leads to the garage. The enclosed rear garden should prove to be low maintenance with patio and lawned areas. Wainfleet Road can be accessed via Mowbray Road and Spalding Road, close to schools and amenities. An ideal purchase for a first time buyer or family, with an internal viewing recommended.

Wainfleet Road, Hartlepool, TS25 2LF

3 Bedroom - House - Semi-Detached

£180,000

EPC Rating: D

Tenure: Freehold

Council Tax Band: C



**SMITH &
FRIENDS**
ESTATE AGENTS

GROUND FLOOR

ENTRANCE HALL

Accessed via double glazed composite entrance door with matching side screen, spindled staircase to the first floor with newel post, fitted carpet, coving to ceiling, convector radiator, glazed internal doors to the lounge and kitchen.

FRONT LOUNGE

10'1 x 15'9 (3.07m x 4.80m)

A good size lounge with uPVC double glazed bow window to the front aspect, feature fire surround with 'marble' style back and base, 'coal' effect fire, fitted carpet, coving to ceiling, convector radiator, archway through to:

REAR DINING ROOM

10'2 x 8'11 (3.10m x 2.72m)

Linking to the kitchen, whilst enjoying views of the rear garden with uPVC double glazed window to the rear aspect, fitted carpet, coving to ceiling, single radiator.

KITCHEN

8' x 11'4 (2.44m x 3.45m)

Fitted with a range of units to base and wall level with roll-top work surfaces and space for free standing gas cooker and fridge/freezer, uPVC double glazed window looking out to the rear aspect, laminate flooring, under stairs storage cupboard, additional double storage cupboard with overhead storage, coving to ceiling, access to:

UTILITY/ADDITIONAL KITCHEN AREA

7' x 8'6 (2.13m x 2.59m)

Matching units to base and wall level with roll-top work surfaces in an 'L' shaped layout incorporating an inset single drainer stainless steel sink unit with mixer tap, tiling to splashback, recess with plumbing for washing machine, matching laminate flooring, uPVC double glazed door to the rear garden, uPVC double glazed window to the rear aspect, coving to ceiling, wall mounted electric heater.

FIRST FLOOR

LANDING

uPVC double glazed window to the side aspect, built-in storage cupboard, fitted carpet, hatch to loft space.

BEDROOM ONE

11'5 x 12'10 (3.48m x 3.91m)

A good size master bedroom with uPVC double glazed window to the front aspect, mirror fronted sliding wardrobes, fitted carpet, coving to ceiling, single radiator.

BEDROOM TWO

11'5 x 9'11 (3.48m x 3.02m)

uPVC double glazed window overlooking the rear garden, mirror fronted sliding wardrobes, fitted carpet, coving to ceiling, single radiator.

BEDROOM THREE

6'11 x 8'10 (2.11m x 2.69m)

uPVC double glazed window to the front aspect, fitted carpet, coving to ceiling, single radiator.

SHOWER ROOM

6'10 x 5'4 (2.08m x 1.63m)

Fitted with a two piece white suite and chrome fittings comprising: shower cubicle with chrome frame, glass panelled sliding door and Bristan electric shower, pedestal wash hand basin with chrome dual taps, tiling to walls, uPVC double glazed window to the rear aspect, single radiator.



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SEPARATE WC

Wall mounted WC, uPVC double glazed frosted window to the side aspect, fitted carpet.

EXTERNALLY

The property features a low maintenance front garden, with lawn, hedge border and block paved driveway providing off street parking for two cars. The enclosed rear garden incorporates a lawn, block paved patio area, fenced boundaries, includes a timber storage shed and gated access.

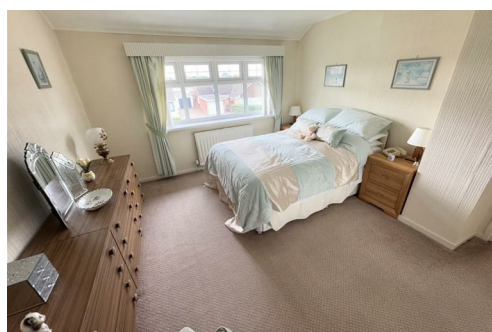
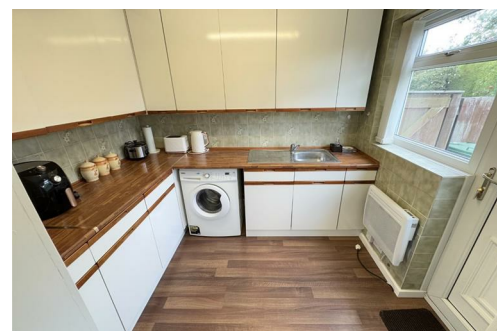
GARAGE

7'8 x 16'10 (2.34m x 5.13m)

Accessed via an up and over door to the front, lighting, power points, gas central heating boiler.

NB

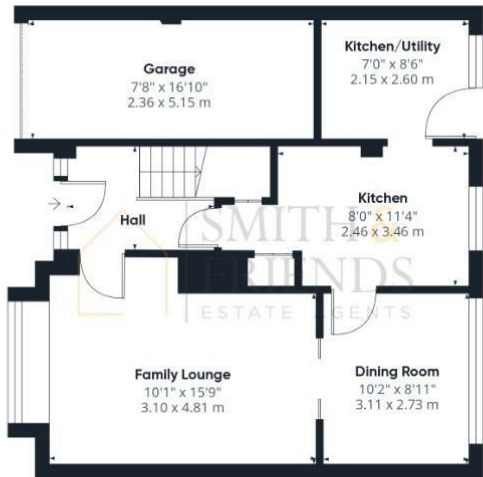
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



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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		



Ground Floor



Floor 1

Approximate total area⁽¹⁾
1049 ft²
97.6 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.

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