



Fenton Road, Fens, TS25 2LQ
3 Bed - House - Semi-Detached
Offers In Excess Of £140,000

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Fenton Road, Fens, TS25 2LQ

**** THIS IS AN IDEAL OPPORTUNITY FOR A PROSPECTIVE BUYER TO PUT THEIR OWN STAMP ON THEIR NEW HOME ****

An excellent three bedroom semi detached house which benefits from a generous sized rear garden. Fenton Road is an attractive tree lined street which is located not too far from open countryside in this highly regarded residential area. The property benefits from gas central heating with radiators to all rooms which is via a modern combination boiler and is part double glazed. Internally, the home is in need of some updating to bring it up to the latest of modern day standards and has been priced accordingly. The floor plan briefly comprises: entrance hall, lounge with feature fireplace and sliding doors leading to the separate dining room. The kitchen has been restyled with 'light oak' style units and has space for appliances. To the first floor are three bedrooms, the two larger rooms having built-in wardrobes. To complete the accommodation is a bathroom and separate WC which has a white suite. Due to the size of the rear garden it lends itself to possible extension opportunities which would be subject to the usual consents. A driveway to the side of the property offers off street car parking.

GROUND FLOOR

ENTRANCE HALL

uPVC double glazed entrance door with matching side screen, staircase to first floor.

LOUNGE (front)

16'1 x 11'8 narrowing to 10'2 overall (4.90m x 3.56m narrowing to 3.10m overall)

Feature brick fireplace with matching display plinths to either side, inset living flame gas fire, sliding double opening doors to:

DINING ROOM (rear)

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

KITCHEN

11'3 plus door recess x 7'11 overall (3.43m plus door recess x 2.41m overall)

Restyled with 'light oak' style base, wall and drawer units with 'marble' effect working surfaces, inset single drainer stainless steel sink unit with mixer tap, space for appliances, gas and electric cooker points, wall mounted Ideal gas combination boiler, two built-in storage cupboards, door to side access.

FIRST FLOOR

LANDING

Built-in storage cupboard, hatch to loft space.

BEDROOM 1 (front)

12'10 x 11'7 overall (3.91m x 3.53m overall)

Built-in double wardrobe.

BEDROOM 2 (rear)

10' x 11'7 overall (3.05m x 3.53m overall)

Built-in double wardrobe.

BEDROOM 3 (front)

8'11 x 6'9 max dimensions (2.72m x 2.06m max dimensions)

BATHROOM

Fitted with a white suite comprising: panelled bath, pedestal wash hand basin.

SEPARATE WC

White close coupled WC.

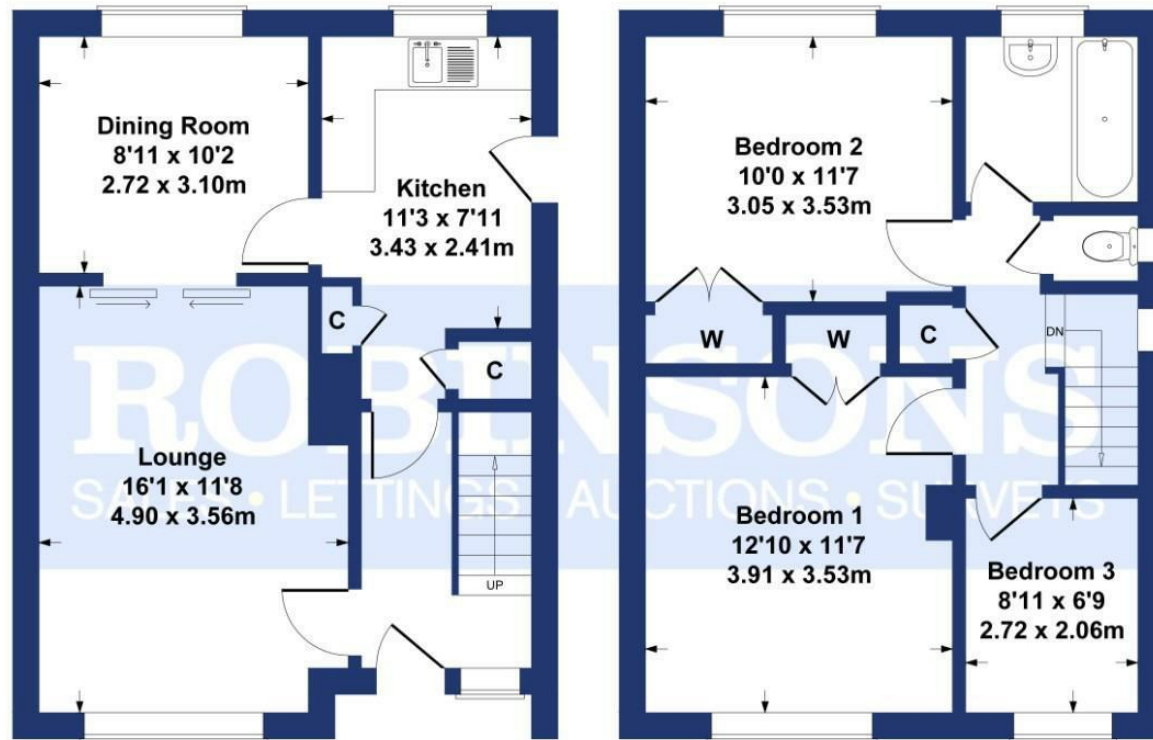
OUTSIDE

To the front of the property is an open plan lawned garden with a driveway providing off street car parking for two to three cars. The generous sized rear garden extends to 31ft. approximately and is laid mainly to lawn.



Fenton Road Hartlepool

Approximate Gross Internal Area
934 sq ft - 87 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.