



Newark Road
Hartlepool

£180,000

ENERGY RATING: C-

A spacious three bedroom semi-detached family home located on the popular Fens estate with a lovely open aspect to the front. The accommodation comprises; entrance hall, cloaks/WC, 25 ft. lounge/dining room, extended kitchen, UPVC conservatory, three first floor bedrooms and a shower room. There are beautifully presented gardens to the front and rear of the property with a driveway and detached garage accessed from the rear. Energy Rating: C-70. Council Tax Band: C (£1,950.57).



- Three Bedroom Semi-detached House • 25 ft. Lounge/Dining Room • Extended Kitchen & a Conservatory • Modern Bathroom & Ground Floor WC

Entrance Hall

UPVC entrance door with feature leaded light and UPVC double glazed leaded panels to the sides. Staircase to the first floor, understair storage cupboard, dado rail, coving and a radiator.

Cloaks/WC

Low level corner WC, vanity unit housing wash hand basin, part tiled walls and an extractor fan.

Lounge/Dining Room

7.65m x 3.69m (25'1" x 12'1")

Front aspect UPVC double glazed bow window and rear aspect double glazed patio doors leading to the conservatory.

Feature fireplace with decorative surround & tiled hearth, dado rail, coving and two radiators.

Kitchen

5.38m x 2.40m (17'7" x 7'10")

Rear aspect UPVC double glazed window and a side aspect UPVC door leading to the conservatory. A range of white base & wall units with wood effect rolled worksurfaces & breakfast bar with tiled splashbacks incorporating stainless steel sink & mixer tap, gas hob with oven below and a stainless steel & extractor hood over. Space & plumbing for washing machine, space for fridge/freezer, tile effect laminate flooring, coving and a radiator.

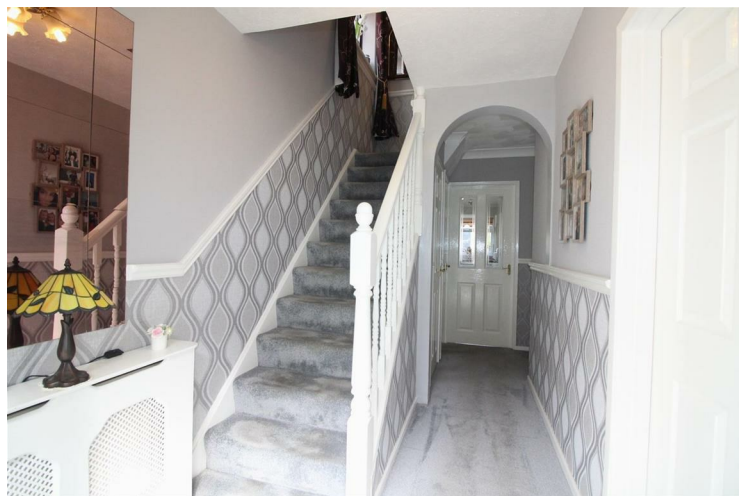
Conservatory

3.53m x 3.29m (11'6" x 10'9")

UPVC construction with a side aspect door leading to the garden, tile effect laminate flooring and a radiator.

First Floor Landing

Side aspect double glazed window, spindle staircase, dado rail and access to part bored loft.



- Quiet, Open Outlook to the Front of Property
- Beautiful Gardens, Drive & Detached Garage
- Energy Rating: C-70
- Council Tax Band: C (£1,950.57)



Bedroom One

3.99m x 3.53m (13'1" x 11'6")

Front aspect UPVC double glazed window, fitted mirrored sliding wardrobes, dado rail and a radiator.

Bedroom Two

2.79m x 3.51m (9'1" x 11'6")

Rear aspect UPVC double glazed window, dado rail and a radiator.

Bedroom Three

2.75m x 2.09m (9'0" x 6'10")

Front aspect UPVC double glazed window and a radiator.



Shower Room

Walk-in shower cubicle with glass door & thermostatic mixer shower, vanity unit housing wash basin, low level WC, part tiled walls, shaver point and a radiator.

Externally

There are beautifully maintained gardens to property with an open lawn to the front, side access leads to an enclosed rear garden with lawn, block paved path & patio and a second secluded patio, driveway and a detached garage (4.93m x 2.52m) with up & over door, rear UPVC door & window to the garden, power & lighting.








Additional Information

Local Authority - Hartlepool
Council Tax - Band C
Viewings - By Appointment Only

Floor Area - sq ft
Tenure - Freehold



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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