



**Fenton Road, Hartlepool, TS25 2LL**

**welcome to**

## **Fenton Road, Hartlepool**

This well presented three bedroom semi detached home. offering spacious living accommodation this home has undergone improvements over recent years to make this a most desirable property.

### **Entrance Porch**

UPVC composite patio door into entrance hallway.

### **Entrance Hallway**

Radiator.

### **Lounge**

16' 6" x 13' 3" ( 5.03m x 4.04m )

Bow bay window to front, coved corning, marble effect fireplace with electric fire, radiator.

### **Kitchen**

16' 6" x 7' 9" ( 5.03m x 2.36m )

With a range of gloss wall and base units with working surfaces, ceramic 1 1/2 sink/drain unit with mixer tap, recess for cooker. Neff extractor good, recess for washing machine, chrome heated towel rail, two windows to rear.

### **Garden Room**

10' 2" x 7' 8" ( 3.10m x 2.34m )

Radiator, door to rear.

### **Hobby Room**

16' 7" x 4' 2" ( 5.05m x 1.27m )

Previously Garage, understairs storage cupboard.

### **First Floor**

### **Landing**

### **Bedroom 1**

9' 8" Max x 12' 3" Max ( 2.95m Max x 3.73m Max )

Fitted robes and storage, cupboard housing combi boiler, window to front, radiator.

### **Bedroom 2**

11' 3" Max x 9' 9" ( 3.43m Max x 2.97m )

Window to front, fitted robes, radiator.

### **Bedroom 3**

Window to rear, radiator.

### **Bathroom**

Vanity wash hand basin with chrome mixer tap, bath with mixer tap and shower attachment, low level low flush wc, chrome heated towel rail, window to rear.





## Externally

### Rear Garden

Low maintenance, astro turf, pebbled area, Two sheds.

### Front Garden

Resin driveway.



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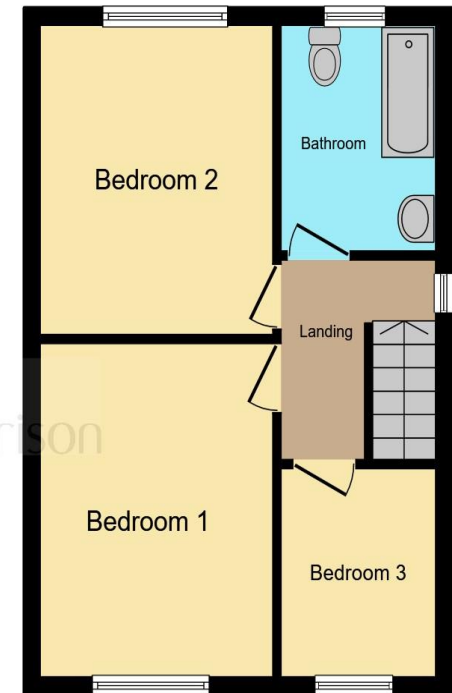
- 2 RECEPTION ROOMS
- CONVERTED HOBBY ROOM
- FAMILY BATHROOM
- FRONT AND REAR GARDENS
- DRIVEWAY

Tenure: Freehold EPC Rating: C

**£160,000**



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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**01429 261351**



[Hartlepool@mannersandharrison.co.uk](mailto:Hartlepool@mannersandharrison.co.uk)



Shrewsbury House 129 York Road,  
HARTLEPOOL, Durham, TS26 9DW



[mannersandharrison.co.uk](https://mannersandharrison.co.uk)

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