



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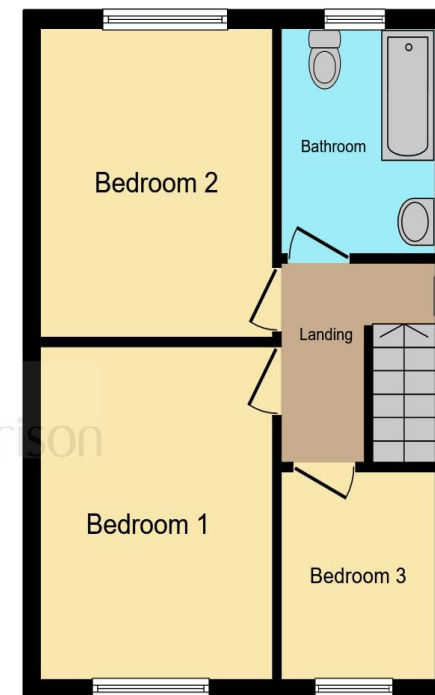
- 2 RECEPTION ROOMS
- CONVERTED HOBBY ROOM
- FAMILY BATHROOM
- FRONT AND REAR GARDENS
- DRIVEWAY

Tenure: Freehold EPC Rating: C

**£155,000**



Ground Floor



First Floor

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