



Felixstowe Close, Hartlepool TS25 2RE

welcome to

Felixstowe Close, Hartlepool

Desirably located in the popular residential area of the Fens estate is this wonderfully maintained and cared for three bedroomed detached family home. Ideally suited to a young family, first time buyers or downsizers this home is tucked away in a peaceful cud-de-sac location.

Entrance Hallway

Entered via composite double glazed door with window panel to side, dado rail, radiator, stairs to first floor, coved cornicing, door leading to lounge.

Lounge

12' 7" Max x 15' 10" Max (3.84m Max x 4.83m Max)
UPVC double glazed bow window to front, radiator, coved cornicing, TV point, decorative stone electric fire with feature wooden surround and marble hearth, double internal doors leading to the dining room.

Dining Room

16' x 10' 1" (4.88m x 3.07m)
Open to kitchen, UPVC double glazed French doors to the rear, UPVC double glazed window to rear, radiator, coved cornicing, understairs storage cupboard, carpet.

Kitchen

19' 6" x 6' 9" (5.94m x 2.06m)
UPVC double glazed window to rear, UPVC double glazed window to side, UPVC double glazed door to side, vinyl flooring, radiator, a beautiful range of wood effect shaker style wall and base units with contrasting working surfaces and matching splashback, space for freestanding fridge freezer, inset double electric oven and grill, 5 ring electric hob with stainless steel and glass extractor over, stainless steel 1 1/2 bowl sink/drainers with swan neck mixer tap, integrated dishwasher, integrated washing machine.

First Floor

Landing

Stairs from hallway, UPVC double glazed window to

side, coved cornicing, loft hatch access, built in storage cupboard.

Bedroom 1

11' 6" x 8' 8" (3.51m x 2.64m)
UPVC double glazed window to front, radiator, TV point, two doors built in wardrobes.

Bedroom 2

10' 5" x 9' 4" (3.17m x 2.84m)
UPVC double glazed window to the rear, radiator, one door built in wardrobe.

Bedroom 3

7' x 8' 8" (2.13m x 2.64m)
UPVC double glazed window to front, radiator.

Family Bathroom

UPVC double glazed window to rear, panelled bath with mixer tap and shower over with glass shower screen, pedestal wash hand basin, low level low flush wc, vinyl flooring, tiled walls, radiator.





Externally

Front Garden

Open plan lawned area with mature planted borders, double width block paved driveway leading to the garage.

Rear Garden

Indian sandstone patio area, shaped lawn, potting shed, fence enclosed, gate to the side giving access to the front.

Integral Garage

Electric roller shutter door.



view this property online mannersandharrison.co.uk/Property/HAR119256



welcome to

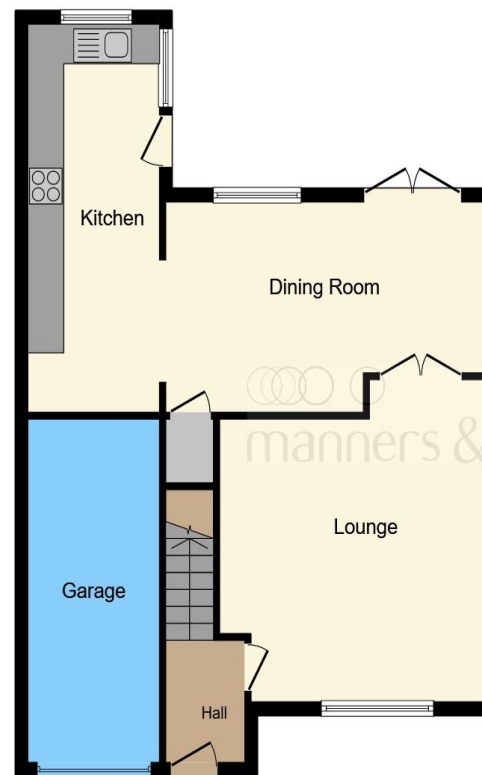
Felixstowe Close, Hartlepool

- 2 RECEPTION AREAS
- EXTENSION POTENTIAL (SUBJECT TO CORRECT PLANNING)
- EXTENDED KITCHEN
- FRONT AND REAR GARDENS
- INTEGRAL GARAGE

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£210,000



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

view this property online mannersandharrison.co.uk/Property/HAR119256



Property Ref:
HAR119256 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Manners & Harrison is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

manners & harrison



01429 261351



Hartlepool@mannersandharrison.co.uk



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



mannersandharrison.co.uk