



Wainfleet Road, Hartlepool, TS25 2LG

welcome to

Wainfleet Road, Hartlepool

Situated on the ever popular Fens Estate, this spacious, five bedroomed, semi detached, family home offers an ideal opportunity for a growing family seeking generous living space in a well established residential area.

Entrance Porch

Entered via UPVC double glazed door, dado rail, laminate flooring, door leading to:-

Entrance Hallway

Stairs to first floor, radiator, door leading to:-

Lounge

11' 6" x 16' 1" excluding bow window (3.51m x 4.90m excluding bow window)
UPVC double glazed bow window to front, radiator, coved cornicing, TV point, feature fire with decorative surround and hearth, archway leading into:-

Dining Room

10' 3" x 8' 6" (3.12m x 2.59m)
UPVC double glazed sliding doors onto rear garden, radiator, coved cornicing, door leading to:-

Kitchen / Diner

16' maximum x 12' 1" excluding door recess (4.88m maximum x 3.68m excluding door recess)
Understairs storage cupboard, built in storage cupboard, laminate flooring, space for dining table, space for free standing fridge freezer, 2 UPVC double glazed windows to rear, range of wall and base units with complementary working surfaces, tiled splashback, plumbing and recess for dishwasher, 1. 1/2 bowl stainless steel sink/drainer with mixer tap, wall mounted Ideal Logic combination boiler, plumbing and recess for washing machine, inset electric oven, 4 ring gas hob, radiator, built in storage cupboard, door leading to:-

Rear Lobby

Wooden personnel door leading to alleyway, which is blocked off.

Downstairs W C

Half tiled walls, low level low flush WC, corner wash hand basin, extractor fan.

First Floor Landing

Loft hatch access, built in storage cupboard.

Bedroom 1

8' excluding door recess x 12' 8" excluding recess (2.44m excluding door recess x 3.86m excluding recess)
UPVC double glazed window to front, radiator, 4 door built in sliding wardrobe.

Bedroom 2

9' 8" x 11' 6" (2.95m x 3.51m)
UPVC double glazed window to rear, radiator, 2 door built in wardrobe.

Bedroom 3

8' 6" x 8' 2" (2.59m x 2.49m)
UPVC double glazed window to front, radiator, built in wardrobe.

Bedroom 4

7' x 13' 9" (2.13m x 4.19m)
UPVC double glazed window to front, radiator, 2 door built in wardrobe.

Bedroom 5

9' 1" onto wardrobes x 7' (2.77m onto wardrobes x 2.13m)
UPVC double glazed window to rear, radiator, 2 door built in wardrobe.





Family Bathroom

UPVC double glazed window to rear, bathroom wall boarded walls, vinyl flooring, radiator, wash hand basin on a vanity unit, panelled bath with electric shower over with handheld shower attachment, cladded ceiling, spotlights to ceiling.

Separate W C

Extractor fan, low level low flush WC.

Externally

Front

Open plan lawn, block paved driveway for 1 vehicle, integral garage with roller shutter door.

Rear Garden

Fence enclosed, paved patio area, shaped lawned area, wood storage shed, side access which leads to the alleyway.



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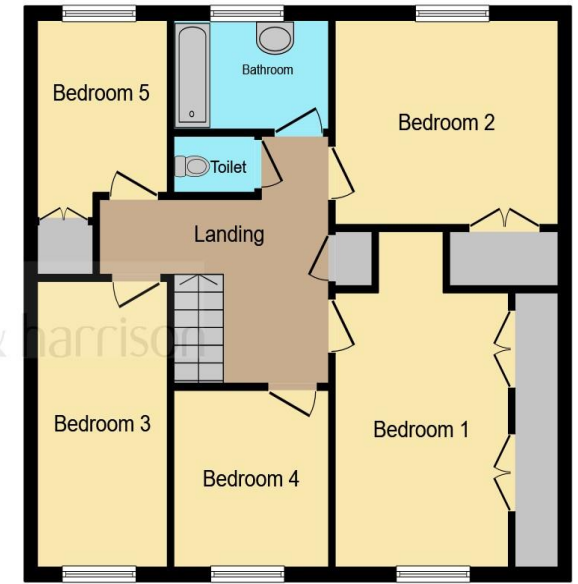
- POPULAR LOCATION
- SPACIOUS
- DRIVEWAY
- INTEGRAL GARAGE
- EXTENDED

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: C

£180,000



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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HAR119563 - 0002

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