



**Holland Road, Hartlepool, TS25 2JE**

welcome to

## Holland Road, Hartlepool

Ready to move into and modern throughout, this wonderful two-bedroom semi-detached home is ideally situated on the popular Fens Estate, close to well-regarded schools, convenient local amenities and excellent bus routes.

### Entrance Hall

Entered via UPVC double glazed door into the entrance hallway, stairs to first floor, radiator, door leading to lounge, feature hearth panelled walls, coved cornicing.

### Lounge

15' (exc bow window) x 14' (max) ( 4.57m (exc bow window) x 4.27m (max) )

UPVC double glazed bow window to front, built in under stairs storage cupboard, feature media wall with an inset log effect electric fire, feature shelving and down-lights, door leading into kitchen/diner.

### Kitchen/Diner

14' x 7' 5" ( 4.27m x 2.26m )

UPVC double glazed french doors to rear, UPVC double glazed widow to rear, laminate flooring, anthracite grey vertical radiator, space for dining table, beautiful range of grey wall and base units in high loss with complimenting working surfaces an splashback, inset sink/drainer with swan neck mixer tap, inset electric oven four ring electric hob, integrated fridge, integrated freezer, wall mounted valiant combi boiler housed in one of the storage cupboards, spotlights plumbing and recess for integrate washing machine.

### Landing

stairs from hallway, oak and glass staircase, UPVC double glazed window to side, coved cornicing, loft hatch access, feature wall panelling, doors leading to all principle rooms.

### Bedroom 1

9' 8" (max) x 14' (max) ( 2.95m (max) x 4.27m (max) )

UPVC double glazed windows to front, radiator, coved cornicing, spotlights, four door built in wardrobes, built in storage cupboard over bulkhead.

### Bedroom 2

8' 7" x 10' 9" ( 2.62m x 3.28m )

UPVC double glazed window to rear, radiator, laminate flooring, TV point, four door built in wardrobes with sliding doors.

### Family Bathroom

UPVC double glazed picture window to rear, wall mounted wash hand basin with mixer tap and storage draw under, low level low flush WC, chrome heated towel rail, double shower cubicle with rainfall shower head and hand held attachment, wall niche, cladded ceiling spotlights, bathroom wall boarded walls, wet room flooring.



### **Rear Garden**

Tiered, patio area, artificial lawn area, decking area, fence enclosed,

- garage that been converted with wooden single glazed window to side, UPVC double glazed door to side, boarded for storage and has power and lighting.

### **Front Garden**

Open plan lawn with shared driveway going down the side of the property.



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welcome to

## Holland Road, Hartlepool

- READY TO MOVE INTO
- IDEAL FOR A RANGE OF BUYERS
- CLOSE TO LOCAL AMENITIES
- FRONT&REAR GARDENS
- CONVERTED GARAGE & DRIVEWAY

Tenure: Freehold EPC Rating: C

Council Tax Band: B

# £160,000

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