



*** NO CHAIN INVOLVED *** An extended two bedroom semi detached bungalow. Features include gas central heating, uPVC double glazing and we understand that the bungalow has cavity wall insulation. Briefly comprising: lounge, extended kitchen/breakfast room with fitted wall, base and drawer units and includes built-in oven, hob and extractor, two bedrooms (master bedroom with fitted wardrobes) and a refitted family bathroom. Another noteworthy feature of this bungalow is its landscaped gardens to front and rear. The rear garden affords a good degree of privacy. A long block paved driveway provides ample car parking and leads to the larger than usual detached garage.

Northwold Close, Fens, Hartlepool, TS25 2LP
2 Bed - Bungalow - Semi Detached
£150,000
EPC Rating: D
Council Tax Band: B
Tenure: Freehold



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Northwold Close, Hartlepool, TS25 2LP

BREAKFAST KITCHEN

15'7 x 8'9 (4.75m x 2.67m)

uPVC double glazed glass panelled door; fitted with a range of wall, base and drawer units with matching worktops and splashback tiling, inset circular sink and drainer with mixer tap, four ring gas hob with illuminating extractor and electric oven, plumbing for washing machine and space for fridge and freezer, uPVC double glazed window to rear, uPVC double glazed glass panelled door opening onto the rear garden.

INNER HALLWAY

Access to remaining rooms and loft.

LOUNGE

17'8 x 11'8 (5.38m x 3.56m)

uPVC double glazed bow window to front, radiator, living flame 'coal' effect electric fire with surround.

BEDROOM (front)

13'3 x 8'8 (4.04m x 2.64m)

uPVC double glazed window to front, radiator.

BEDROOM (rear)

12' x 11'9 (3.66m x 3.58m)

uPVC double glazed window to rear, built-in wardrobes, radiator.

FAMILY BATHROOM/WC

Fitted with a white and chrome suite comprising: walk-in bath with shower over, pedestal wash hand basin, low level WC, co-ordinated tiled walls, heated chrome towel rail, uPVC double glazed window.

EXTERNALLY

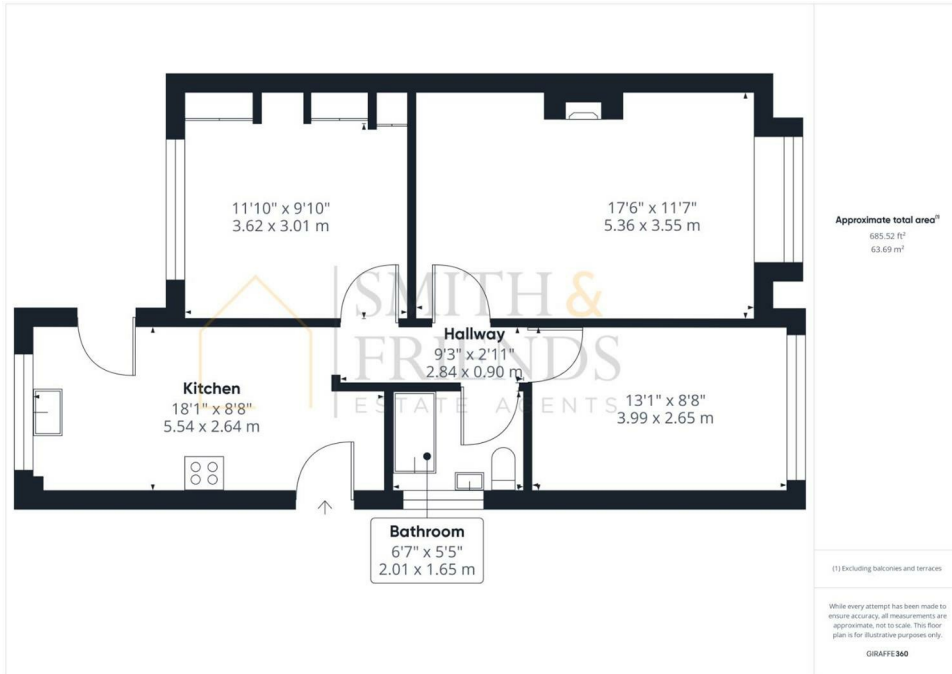
Both the front and rear gardens have been landscaped for easy maintenance; the rear garden affords a good degree of privacy and has decorative paving, well stocked borders and access to the garage. The front garden is laid with decorative paving and chippings; to the side of the property, the ample block paved drive leads to the large garage.

LARGE GARAGE

Up and over door, power and lighting.

NB

Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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