

****** REDUCED**** ** NO CHAIN INVOLVED ** VACANT POSSESSION ASSURED **** An impressive **THREE BEDROOM** semi-detached property occupying a pleasant position on Mowbray Road in a popular part of the Fens estate with the benefit of a generous **SOUTH FACING REAR GARDEN**. The home offers **EXTENDED ACCOMMODATION** ideal for family requirements and comes with an internal viewing recommended. The versatile layout incorporates three reception areas with lounge, dining room and sitting/garden room, whilst further benefitting from a modern extended kitchen and impressive family bathroom. The accommodation is warmed by gas central heating, features uPVC double glazing and includes solar panels to the rear. The full layout briefly comprises: entrance hall with stairs to the first floor, spacious lounge with double doors into the dining room, sitting/garden room extension, extended kitchen, inner passage with access to the utility room, guest WC and garage/storage area. To the first floor are three bedrooms, with bedrooms one and two benefitting from built-in wardrobes, they are served by the family bathroom which incorporates a four piece suite and chrome fittings. Externally is a low maintenance block paved front allowing useful off street parking for three cars leading to a useful storage area with remote controlled roller door. The enclosed rear garden is south facing and should prove to be a suntrap in the summer months. A large summerhouse/snooker room with full size snooker table and equipment is included in the asking price. **EARLY VIEWING RECOMMENDED.**

Mowbray Road, Hartlepool, TS25 2NA

3 Bedroom - House - Semi-Detached

£194,950

EPC Rating: B

Tenure: Freehold

Council Tax Band: C



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GROUND FLOOR

ENTRANCE HALL

Accessed via double glazed composite entrance door with matching double glazed composite side screens, fitted with 'slate' style laminate flooring, staircase to the first floor with fitted carpet, two useful under stairs storage cupboards, coving to ceiling, modern radiator, glazed internal doors.

FAMILY LOUNGE

16'1 x 12' (4.90m x 3.66m)

A good sized family lounge with uPVC double glazed bow window to the front aspect, feature fire surround with 'marble' style back and base, inset 'pebble' effect electric fire, fitted carpet, coving to ceiling, single radiator, glazed internal doors through to:

SEPARATE DINING ROOM

8'6 x 10'2 (2.59m x 3.10m)

Ideally situated off the kitchen with an archway into the rear sitting room extension, fitted carpet, coving to ceiling, modern wall mounted vertical radiator.

SITTING/GARDEN ROOM

6' x 15'9 (1.83m x 4.80m)

uPVC double glazed French doors with matching side screens to the rear garden, uPVC double glazed window, two double glazed Velux windows, 'slate tile' effect laminate flooring, inset spotlighting to ceiling, wall mounted television point, modern wall mounted vertical radiator.

KITCHEN

11'5 x 8'1 (3.48m x 2.46m)

Fitted with a modern range of white gloss units to base and wall level with brushed stainless steel handles and contrasting work surfaces with matching splashback incorporating an inset one and a half bowl Mondella sink unit with chrome mixer tap and spray attachment, three drawer unit to base level, recess for appliance, uPVC double glazed window into the rear extension, 'slate tile' effect laminate flooring, panelling and inset spotlighting to ceiling, archway to:

KITCHEN EXTENSION

13'9 x 6'9 (4.19m x 2.06m)

Fitted with an additional range of white gloss units to base and wall level with brushed stainless steel handles and contrasting work surfaces with matching splashback, built-in double oven with four ring electric hob above and extractor hood over, brushed stainless steel splashback, recess for fridge and separate freezer, matching 'slate tile' effect laminate flooring, panelling and inset spotlighting to ceiling, double glazed composite door to the rear garden, convector radiator.

REAR PASSAGE

Integral door to garage, access to utility and guest WC, convector radiator.

UTILITY ROOM

4'10 x 3'1 (1.47m x 0.94m)

Fitted worktop with space below for washing machine, wall mounted gas central heating boiler, white gloss eye-level unit.

GUEST WC

4' x 3'9 (1.22m x 1.14m)

Fitted with a two piece white suite and chrome fittings comprising: inset wash hand basin with chrome mixer tap and white gloss vanity cabinet below, concealed WC with matching white gloss back and vanity area above, uPVC double glazed window to the side aspect, chrome heated towel radiator.

FIRST FLOOR

LANDING

uPVC double glazed window to the side aspect, built-in storage cupboard, fitted carpet, coving to ceiling, hatch to loft space.

BEDROOM ONE

12'2 x 11'6 (3.71m x 3.51m)

A good sized master bedroom with large uPVC double glazed window to the front aspect, built-in double wardrobe with overhead storage space, fitted carpet, coving to ceiling, single radiator.

BEDROOM TWO

10'5 x 11'8 (3.18m x 3.56m)

uPVC double glazed window overlooking the rear garden, built-in double wardrobe with overhead storage space, fitted carpet, coving to ceiling, single radiator.

BEDROOM THREE

9' x 6'11 (2.74m x 2.11m)

uPVC double glazed window to the front aspect, fitted carpet, coving to ceiling, single radiator.



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FAMILY BATHROOM/WC

8'4 x 6'11 (2.54m x 2.11m)

Fitted with a modern four piece suite comprising: panelled bath with chrome mixer tap and shower attachment, double shower cubicle with chrome frame, glass panelled sliding door and chrome overhead shower with separate attachment, inset wash hand basin with chrome mixer tap and white gloss vanity cabinet below, close coupled WC, panelling to walls and ceiling with inset spotlighting to ceiling, extractor fan, uPVC double glazed window to the rear aspect, chrome heated towel radiator.

EXTERNALLY

The property features a low maintenance, predominantly block paved front allowing off street parking for three cars. The rear garden incorporates decking, lawn, pebbled and paved areas, whilst enjoying a southerly aspect, meaning it should prove to be a suntrap in the summer months; external lighting, double socket and fenced boundaries.

SUMMERHOUSE/SNOOKER ROOM

17'5 x 21'2 (5.31m x 6.45m)

Accessed via uPVC double glazed French doors, two uPVC double glazed windows, fitted carpet, two wall mounted electric radiators, full length snooker table with equipment included and lighting above.

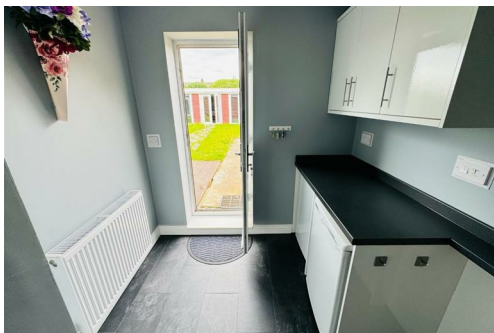
GARAGE/STORAGE

8'10 x 7' (2.69m x 2.13m)

Accessed via remote controlled roller door to the front, integral door from the rear passage, lighting and sockets.

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.



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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. We can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 94 |
| (81-91) B | 90 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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