



\*\*\* NO CHAIN INVOLVED \*\*\* VACANT POSSESSION ASSURED \*\*\* A well positioned TWO BEDROOM semi-detached bungalow on Truro Drive in the Fens Estate. The bungalow benefits from useful off street parking, garage and SOUTH FACING REAR GARDEN. The accommodation has been enhanced by a conservatory extension to the rear, features uPVC double glazing and gas central heating. The internal layout comprises: entrance porch, entrance hall through to a generous lounge with stone fire surround, electric fire and access to the conservatory.

The kitchen is fitted with a range of units to base and wall level with space for appliances and additional side access door. The hall leads to both bedrooms and the shower room which incorporates a modern three piece suite and chrome fittings. Externally is a low maintenance front garden, with a long driveway running alongside the bungalow providing useful off street parking, whilst leading to the garage. The enclosed rear garden enjoys a southerly aspect, with useful storage shed included. Truro Drive is well positioned for amenities and transport links, whilst offering quick commuting to and from Hartlepool via the A689.

**Truro Drive, Hartlepool, TS25 2QW**

**2 Bed - Bungalow - Semi Detached**

**£149,950**

**EPC Rating: D**

**Council Tax Band: B**

**Tenure: Freehold**



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**Truro Drive, Hartlepool, TS25 2QW**



### **ENTRANCE PORCH**

Accessed via uPVC double glazed side door, laminate panelling to walls, glazed internal door with matching side screen to the hall.

### **ENTRANCE HALL**

**8'5 x 3'3 (2.57m x 0.99m)**

An 'L' shaped entrance hall with single radiator and access to:

### **GENEROUS LOUNGE**

**17'5 x 11'4 (5.31m x 3.45m)**

A generous lounge located to the rear of the bungalow with access into the conservatory extension via double glazed patio doors, stone fire surround with electric fire, coving to ceiling, television point, single radiator.



### **CONSERVATORY EXTENSION**

**6'9 x 11'1 (2.06m x 3.38m)**

uPVC double glazed conservatory offering a pleasant transition between the home and garden via French doors, laminate flooring.



### **KITCHEN**

**11'9 x 8'1 (3.58m x 2.46m)**

Fitted with a range of units to base and wall level with contrasting work surfaces, incorporating an inset one and a half bowl single drainer sink unit with chrome mixer tap, recess for electric cooker, free standing fridge/freezer and washing machine, tiled splashback, part panelled walls, 'tile' effect laminate flooring, uPVC double glazed window to the rear, uPVC double glazed side door, single radiator.



### **BEDROOM ONE**

**11'10 x 9'3 (3.61m x 2.82m)**

A good sized bedroom with uPVC double glazed window to the front aspect, fitted wardrobes, single radiator.

### **BEDROOM TWO**

**9'6 x 8'11 (2.90m x 2.72m)**

uPVC double glazed window to the front aspect, single radiator.



### **SHOWER ROOM/WC**

**6'2 x 5'4 (1.88m x 1.63m)**

Fitted with a modern three piece suite and chrome fittings comprising: walk-in shower with chrome shower, protective glass screen and fold down seat, pedestal wash hand basin with chrome dual taps, low level WC, panelling to walls and ceiling, uPVC double glazed window to the side aspect, mirror fronted vanity cabinet, heated towel radiator.

### **EXTERNALLY**

To the front is a low maintenance, open plan lawned front garden, with a driveway running alongside the property providing useful off street parking, whilst leading to the garage. A gate to the side leads through to a good size south facing rear garden with storage shed included. The rear garden incorporates lawn and patio areas with fenced boundaries.



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## GARAGE

19' x 9'5 (5.79m x 2.87m)

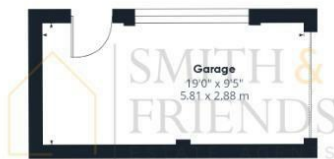
Accessed via remote controlled roller door to the front, additional double glazed composite door to the side, uPVC double glazed window, light and sockets.

## 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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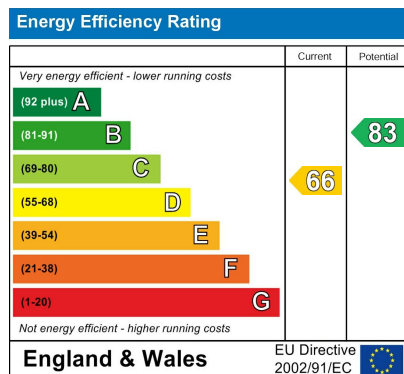
Approximate total area<sup>(1)</sup>  
884.03 ft<sup>2</sup>  
82.13 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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. Smith & Friends Estate Agents 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.



106 York Road, Hartlepool, TS26 9DE

01429 891100

hartlepool@smith-and-friends.co.uk

www.smith-and-friends.co.uk



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