



Retford Grove, Fens, TS25 2NP
4 Bed - House - Semi-Detached
£210,000

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

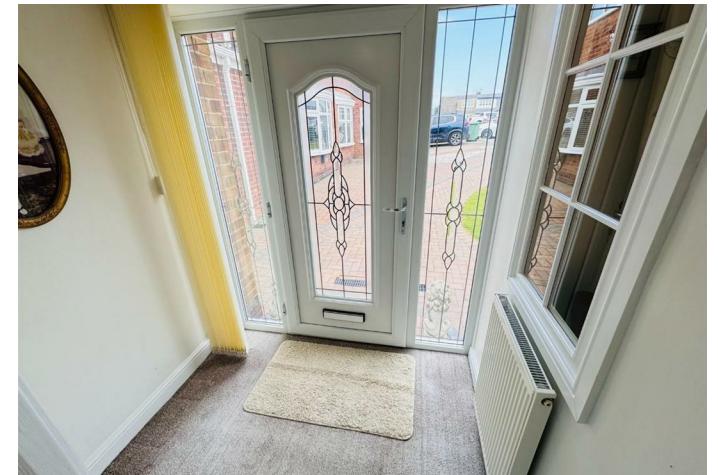


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Retford Grove

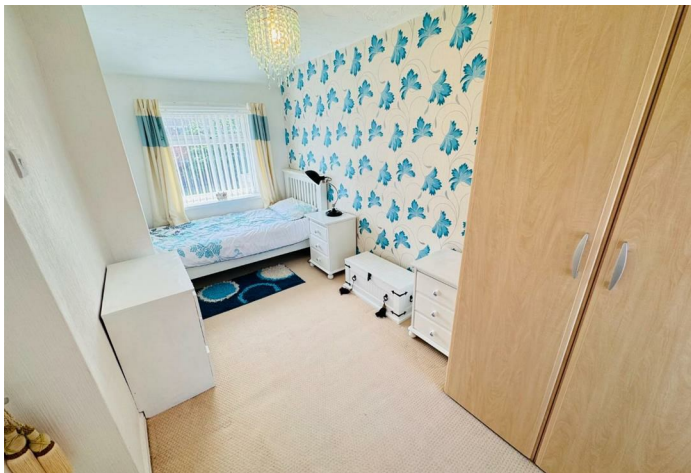
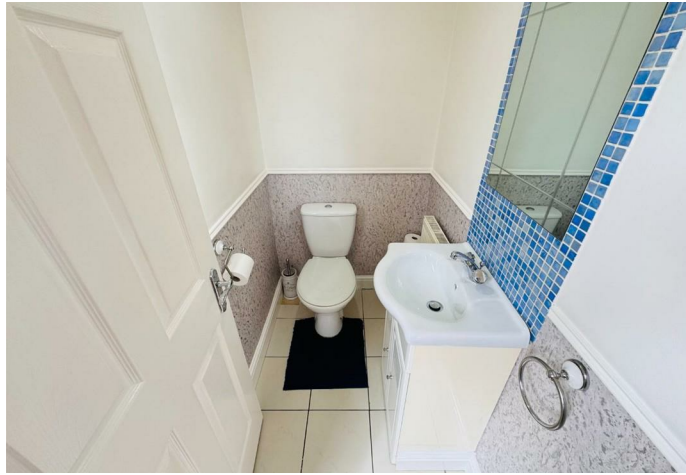
Fens Hartlepool TS25 2NP

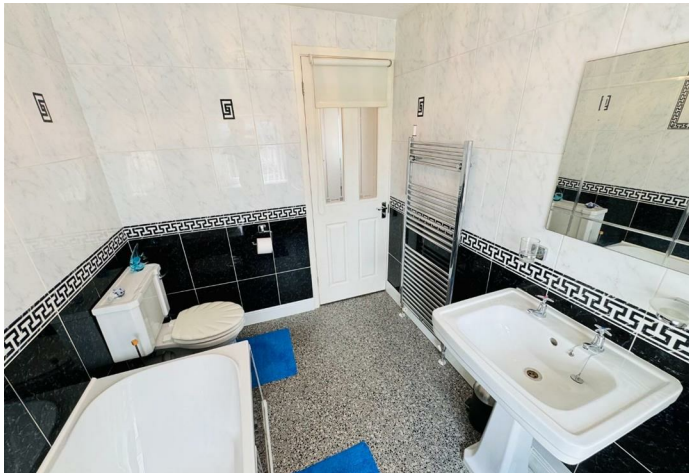
A generous FOUR BEDROOM semi-detached property occupying a pleasant tucked back position on Retford Grove in the Fens Estate. The home offers generously extended accommodation ideal for family requirements, alongside an extensive rear garden with double length garage/workshop, secure parking and separate summer room/external office. An internal viewing comes highly recommended to appreciate the combined space, plot and potential on offer with further benefits including gas central heating and uPVC double glazing. Extended to the side and rear, with a full layout which briefly comprises: entrance hall through to the family lounge with feature fire surround and double doors into the generous open plan kitchen/diner/family room, allowing an enviable place for entertaining family and friends. The kitchen is fitted with units to base and wall level with a range of appliances included. A useful utility room and guest WC complete the ground floor, whilst to the first floor are four bedrooms and the family bathroom which incorporates a three piece suite. Externally is a low maintenance front, with the extensive rear garden offering a secure block paved driveway, lawn and patio areas. Retford Grove is accessed via Kesteven Road, with additional access to the rear of the property. VIEWING RECOMMENDED.











GROUND FLOOR

ENTRANCE HALL

6'0 x 3'9 (1.83m x 1.14m)

Accessed via uPVC double glazed entrance door with matching uPVC double glazed side screens, stairs to the first floor, fitted carpet, convector radiator, glazed internal door through to:

FAMILY LOUNGE

15'5 x 13'4 (4.70m x 4.06m)

A good sized lounge with uPVC double glazed bow window to the front aspect, feature fire surround with tiled back and base, inset 'coal' effect gas fire, fitted carpet, coving to ceiling, television point, double radiator, glazed internal doors through to:

OPEN PLAN KITCHEN/DINER/FAMILY ROOM

SEATING AREA

16'8 x 7'10 (5.08m x 2.39m)

Under stairs storage cupboard, fitted carpet, coving to ceiling, double radiator, access to:

KITCHEN/DINING AREA

23'7 x 8'6 (7.19m x 2.59m)

Fitted with a range of cream 'shaker' style units to base and wall level with brushed stainless steel handles and complementing work surfaces incorporating an inset one and a half bowl single drainer sink unit with mixer tap, recess with cooking range included, three speed extractor hood over, tiling to splashback, recess with dishwasher included, two uPVC double glazed windows to the rear aspect, tiled flooring, coving to ceiling, uPVC double glazed French doors from the dining area to the rear garden, convector radiator.

ADDITIONAL KITCHEN AREA

8'8 x 6'10 (2.64m x 2.08m)

Recess with 'American' style fridge/freezer included, small breakfast bar area with convector radiator below, tiled splashback and flooring, uPVC double glazed door to the side, coving to ceiling, access to:

UTILTIY ROOM

6'11 x 3'10 (2.11m x 1.17m)

Fitted worktop with space and plumbing below for washing machine, additional space for tumble dryer, wall mounted Ideal Logic gas central heating boiler, tiled flooring, fitted shelf.

GUEST WC

5'9 x 3'7 (1.75m x 1.09m)

Fitted with a two piece white suite comprising: inset wash hand basin with mixer tap and vanity cabinet below, low level WC, tiling to splashback and flooring, coving to ceiling, convector radiator.

FIRST FLOOR

LANDING

Fitted carpet, hatch to loft space, access to:

BEDROOM ONE

12'1 x 9'11 (3.68m x 3.02m)

uPVC double glazed window to the front aspect, fitted carpet, convector radiator.

BEDROOM TWO

11'6 x 9'10 (3.51m x 3.00m)

Wardrobes included, uPVC double glazed window to the rear aspect, fitted carpet, convector radiator.

BEDROOM THREE

14'10 x 6'11 (4.52m x 2.11m)

Enjoying a good degree of natural light with uPVC double glazed windows to the front and rear aspects, fitted carpet, convector radiator.

BEDROOM FOUR

7'11 x 6'6 (2.41m x 1.98m)

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

FAMILY BATHROOM/WC

8'2 x 6'5 (2.49m x 1.96m)

Fitted with a three piece suite and chrome fittings comprising: tiled panelled bath with chrome mixer tap and shower attachment, pedestal wash hand basin with chrome dual taps, low level WC, tiling to walls, wall mounted vanity cabinet and mirror, uPVC double glazed window to the rear aspect, chrome heated towel radiator.

EXTERNALLY

The property is set back in Retford Grove with a part lawned front garden and block paved walkway. A gate to the side of the property leads through to a useful storage area and into the generous enclosed rear garden which incorporates a large lawn with part planted border, block paved patio, additional block paved driveway/hardstanding area which is accessed via double timber gates to the rear.

DOUBLE LENGTH GARAGE & WORKSHOP

17'8 x 13'5 plus 17'11 x 13'6 (5.38m x 4.09m plus 5.46m x 4.11m)

GARAGE AREA: accessed via electric up and over door to the front, light, sockets, double doors through to the WORKSHOP with workbench, window to the side aspect, lighting, sockets and uPVC double glazed French doors to the garden.

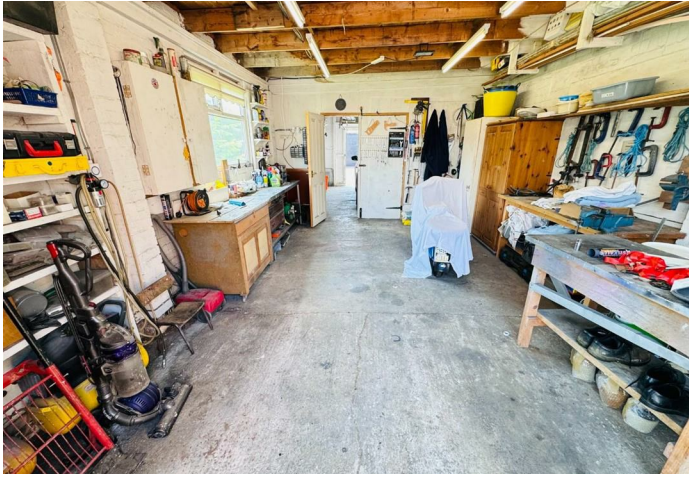
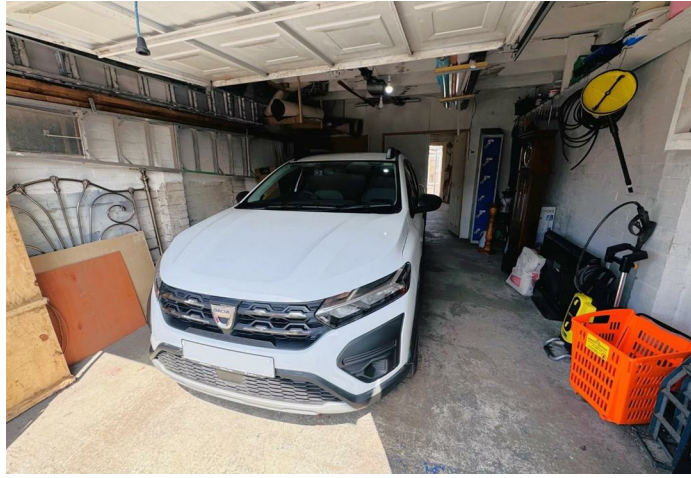
SUMMERHOUSE/POTENTIAL EXTERNAL OFFICE

11'8 x 8'7 (3.56m x 2.62m)

Offering a variety of uses; with uPVC double glazed French doors, uPVC double glazed window, fitted carpet, lighting, sockets and television point. The rear of the summer room is for further external storage.

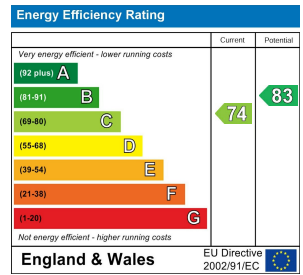
NB

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.





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.



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