



Felixstowe Close, South Fens, TS25 2RE
3 Bed - House - Semi-Detached
Offers In Excess Of £175,000

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

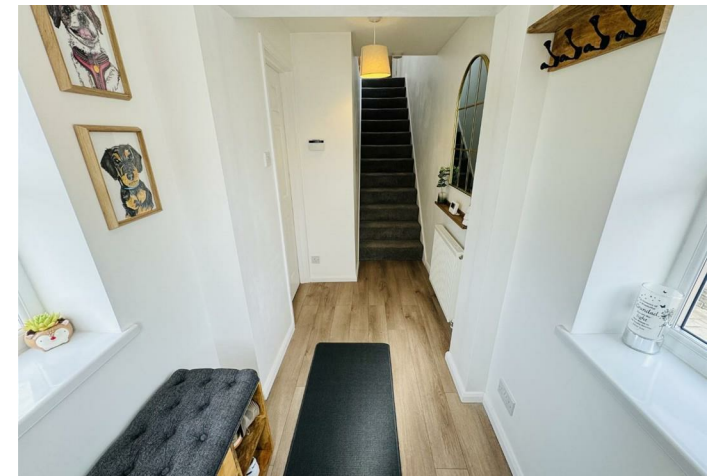


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Felixstowe Close

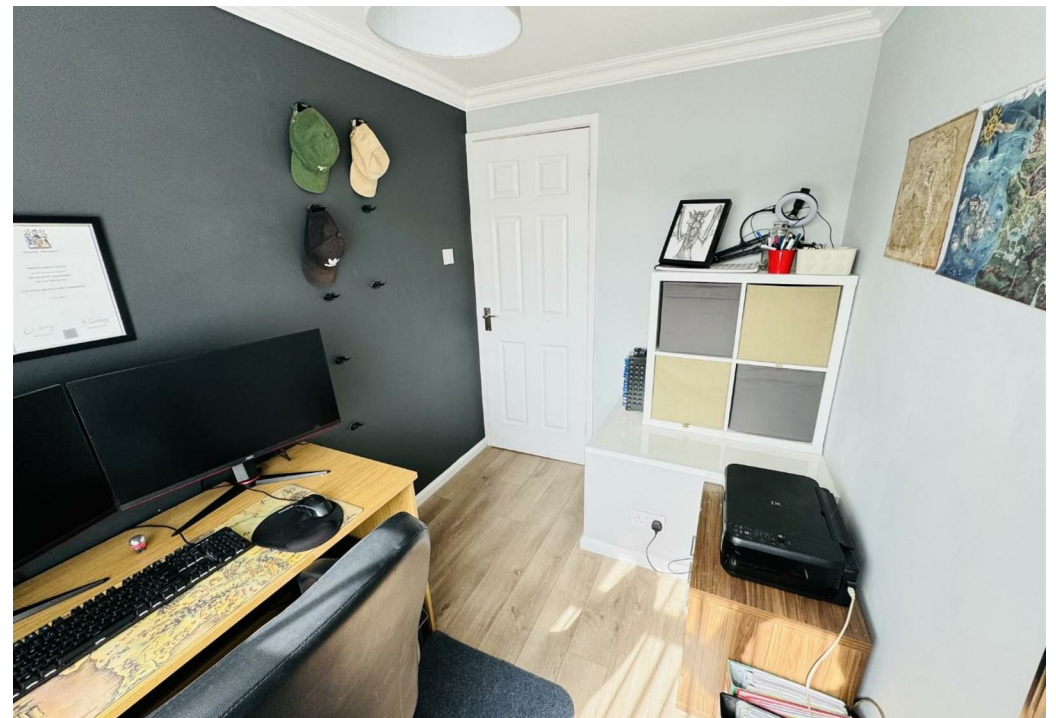
South Fens Hartlepool TS25 2RE

A most impressive THREE BEDROOM semi-detached property on Felixstowe Close in a popular part of the Fens Estate. The home occupies a pleasant position, with a stunning landscaped rear garden, garage and off street parking for up to five cars. An ideal purchase for a wide variety of buyers including first time buyers and families, with modern and well presented accommodation that features an attractive kitchen/diner, modern bathroom, gas central heating, uPVC double glazing and alarm system. An internal viewing comes highly recommended, with a layout which briefly comprises: welcoming entrance hall with stairs to the first floor, pleasant front lounge leading through to a full width kitchen/diner incorporating modern white gloss units to base and wall level with a range of built-in appliances included. To the first floor are three bedrooms which are served by the family bathroom which features a three piece white suite and chrome fittings. Externally is a predominantly block paved front allowing ample off street parking, with further off street parking to the side which continues to the garage. The enclosed rear garden is beautifully landscaped and offers an enviable place for entertaining family and friends. Felixstowe Close is located off Catcote Road in the South Fens area of Hartlepool close to amenities and transport links and within a short stroll Fens Primary School. VIEWING RECOMMENDED.











GROUND FLOOR

ENTRANCE HALL

Accessed via uPVC double glazed entrance door, two uPVC double glazed windows, modern laminate flooring, staircase to the first floor with fitted carpet, convector radiator, access to:

FRONT LOUNGE

12'10 x 12'6 (3.91m x 3.81m)

A pleasant lounge with uPVC double glazed bow window to the front aspect, modern laminate flooring, coving to ceiling, useful under stairs storage cupboard, television point, convector radiator.

FULL WIDTH KITCHEN/DINER

9'10 x 15'9 (3.00m x 4.80m)

A full width kitchen/diner which incorporates a modern range of white gloss units to base and wall level with brushed stainless steel handles and contrasting work surfaces incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring touch hob above and extractor hood over, attractive splashback, down lighting, integrated fridge and freezer, integrated dishwasher, recess with plumbing for washing machine, three drawer base unit, modern laminate flooring, uPVC double glazed window to the rear aspect, uPVC double glazed French doors from the dining area to the rear garden, inset spotlights to ceiling, convector radiator.

FIRST FLOOR

LANDING

uPVC double glazed window to the side aspect, built-in storage cupboard, fitted carpet, access to:

BEDROOM ONE

12'8 x 9'3 (3.86m x 2.82m)

A good sized master bedroom with uPVC double glazed window to the front aspect, modern laminate flooring, coving to ceiling, convector radiator.

BEDROOM TWO

10'5 x 9'2 (3.18m x 2.79m)

uPVC double glazed window overlooking the rear garden, modern laminate flooring, coving to ceiling, single radiator.

BEDROOM THREE

8'9 x 6'6 (2.67m x 1.98m)

Currently used as a home office with uPVC double glazed window to the front aspect, modern laminate flooring, coving to ceiling, convector radiator.

BATHROOM/WC

5'6 x 6'5 (1.68m x 1.96m)

Featuring a modern three piece white suite and chrome fittings comprising: panelled bath with chrome mixer tap and shower over, protective glass shower screen, pedestal wash hand basin with chrome mixer tap, close coupled WC, tiling to walls and flooring, uPVC double glazed window to the rear aspect, chrome heated towel radiator.

EXTERNALLY

The property occupies a pleasant position with a predominantly block paved front allowing useful off street parking, with additional off street parking to the side of the property continuing to the garage. The beautifully landscaped rear garden offers patio areas, artificial turf, flower border, pergola and fenced boundaries.

GARAGE

17'4 x 8'10 (5.28m x 2.69m)

Accessed via an up and over door to the front, personal door from the rear garden, 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.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
910.44 ft²
84.58 m²

(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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		70	
(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 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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