



**\*\*\* NO CHAIN INVOLVED \*\*\*** A generously extended and enhanced **THREE BEDROOM** semi-detached bungalow offering accommodation spread over two floors with the benefit of **TWO RECEPTION ROOMS** and separate dining room. An ideal purchase for those looking to downsize without compromising on space, with a versatile layout which is likely to appeal to a wide variety. The home features wood double glazing, gas central heating and undoubted further potential, with an internal viewing recommended to appreciate the space on offer.

The full layout briefly comprises: deep entrance hall with stairs to the first floor, generous lounge with attractive fire surround, log burner fire and double doors into the dining room. The second reception room links to the kitchen and offers a variety of uses. The hall also provides access to a ground floor bedroom and modern shower room incorporating a three piece suite and chrome fittings. To the first floor are a further two good size bedrooms with built-in storage/wardrobes.

Externally is a low maintenance front with lawn and paved driveway which leads to a larger than average integral garage. The enclosed rear garden features lawn, patio area and useful brick storage shed. Lincoln Road is located in a popular part of the Fens Estate with access via Fenton Road and Wainfleet Road.

**Lincoln Road, Hartlepool, TS25 2LJ**  
**3 Bedroom - Bungalow - Semi Detached**  
**£195,000**  
**EPC Rating: D**  
**Tenure: Freehold**  
**Council Tax Band: C**



Lincoln Road, Hartlepool, TS25 2LJ

## GROUND FLOOR

### ENTRANCE HALL

Accessed via uPVC double glazed entrance door with uPVC double glazed side screens, storage cupboard with Potterton gas central heating boiler, coving to ceiling, single radiator, spindled staircase to the first floor with useful under stairs storage cupboard.

### GENEROUS LOUNGE

17'9 x 12'7 (5.41m x 3.84m)

A generous lounge with double glazed bow window to the front aspect, attractive feature fire surround with 'brick slip' tiling to back, inset log burner fire with granite base, coving to ceiling, convector radiator, glazed double doors through to:

### DINING ROOM

10'11 x 11'4 (3.33m x 3.45m)

Double glazed window to the rear aspect, coving to ceiling, convector radiator.

### SECOND RECEPTION ROOM

17'4 x 9'7 (5.28m x 2.92m)

Offering a variety of uses and linking to the kitchen with double glazed window to the rear aspect, coving to ceiling, single radiator.

### KITCHEN

16'9 x 7'10 (5.11m x 2.39m)

Fitted with a range of units to base and wall level with contrasting work surfaces incorporating an inset single drainer ceramic sink unit with mixer tap, built-in electric oven, hob and extractor, tiling to splashback, recess for washing machine, space for additional appliance, glass fronted display cabinets to eye-level, double glazed windows, door to the rear garden, tiled floor, single radiator, integral door to the garage.

### BEDROOM ONE (GROUND FLOOR)

11'3 x 9'8 (3.43m x 2.95m)

Double glazed bow window to the front aspect, coving to ceiling, single radiator.

### SHOWER ROOM/WC

6'11 x 6'10 (2.11m x 2.08m)

Fitted with a three piece suite and chrome fittings comprising: corner shower cubicle with electric shower, inset wash hand basin with chrome mixer tap and white gloss vanity drawers below, concealed WC with matching white gloss back and vanity drawers, tiling and panelling to splashback, double glazed window to the rear aspect, chrome heated towel radiator.

## FIRST FLOOR

### LANDING

Eaves storage, access to bedrooms two and three.

### BEDROOM TWO (FIRST FLOOR)

10'3 x 11'5 (3.12m x 3.48m)

A good sized bedroom with built-in storage/wardrobes, double glazed window to the rear aspect, single radiator.



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**BEDROOM THREE (FIRST FLOOR)**

**10'3 x 9'6 (3.12m x 2.90m)**

Built-in storage/wardrobes, double glazed window to the rear aspect, coving to ceiling, convector radiator.

**EXTERNALLY**

The property features a part lawned front garden with a paved driveway providing useful off street parking, whilst leading to the garage. The enclosed rear garden incorporates lawn and paved areas, with useful brick storage shed included.

**INTEGRAL GARAGE**

Accessed via a roller door to the front, integral door from the kitchen, 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



Floor 1

Approximate total area<sup>(1)</sup>

1382.09 ft<sup>2</sup>  
128.4 m<sup>2</sup>

Reduced headroom  
6.35 ft<sup>2</sup>  
0.59 m<sup>2</sup>

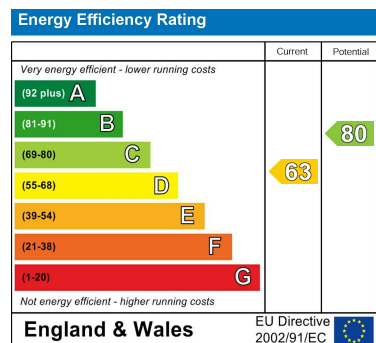
(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

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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.

