



***** REDUCED *** NO CHAIN INVOLVED ***** A three bedroom semi-detached property on Truro Drive with accommodation enhanced by a conservatory extension to the rear. An ideal purchase for a first time buyer or young couple, with benefits including off street parking, garage, south westerly aspect rear garden, gas central heating and uPVC double glazing. An internal viewing comes recommended to appreciate the potential on offer, with a layout which briefly comprises: entrance porch/vestibule with stairs to the first floor and access into a spacious bay fronted lounge with feature fire surround and gas fire, the kitchen is fitted with units to base and wall level with a range of integrated appliances included. The rear lobby opens to the conservatory extension and ground floor bathroom. To the first floor are three bedrooms, the master with fitted wardrobes and en-suite washroom. Externally is a low maintenance front garden with artificial turf and block paved driveway, allowing useful off street parking, whilst continuing alongside the property to the garage. The enclosed rear garden should prove to be a suntrap in the summer months, with lawn and patio areas. The garage can be accessed via a remote controlled roller door to the front and personal door from the rear garden. Located adjacent to Honiton Way, with easy access to the A689 and within a short stroll of amenities and Fens Primary School. **VIEWING RECOMMENDED.**

Truro Drive, Hartlepool, TS25 2QB

3 Bedroom - House - Semi-Detached

Asking Price £155,000

EPC Rating: D

Tenure: Freehold

Council Tax Band: B



**SMITH &
FRIENDS**
ESTATE AGENTS

Truro Drive, Hartlepool, TS25 2QB



GROUND FLOOR

ENTRANCE PORCH

Accessed via uPVC double glazed entrance door with matching uPVC double glazed side screen, cloaks area, wall light.

ENTRANCE VESTIBULE

Stairs to the first floor, uPVC double glazed window to the side aspect, meter cupboard, radiator with cover, coving to ceiling, glazed internal door to:

LOUNGE

17'5 x 12'9 (5.31m x 3.89m)

A good size lounge with an attractive feature fire surround incorporating an inset 'coal' effect gas fire, uPVC double glazed bay window to the front aspect, coving to ceiling, two fitted wall lights, radiator with cover included, access to:

KITCHEN

13'3 x 10' max (4.04m x 3.05m max)

Fitted with a range of 'walnut' style units to base and wall level with complementing 'marble' effect work surfaces incorporating an inset single drainer stainless steel sink unit with chrome mixer tap, built-in electric oven with four ring gas hob above and extractor hood over, all finished in brushed stainless steel, attractive tiling to splashback, recess with plumbing for washing machine, integrated fridge and freezer, pull out breakfast bar, uPVC double glazed window to the side aspect, double glazed window into the conservatory, under stairs storage cupboard with Baxi Duo Tec boiler, additional uPVC double glazed window to the side aspect.

REAR LOBBY

uPVC double glazed door to the conservatory, fitted wall light, access to:

GROUND FLOOR BATHROOM/WC

9'2 extending to 12'2 into shower x 5'4 (2.79m extending to 3.71m into shower x 1.63m)

Fitted with a four piece suite comprising: panelled bath with chrome mixer tap, shower cubicle with electric shower, pedestal wash hand basin with chrome dual taps, low level WC, tiling to walls, uPVC double glazed window to the rear aspect, inset spotlighting to ceiling, convector radiator.

CONSERVATORY

10'3 x 8'9 (3.12m x 2.67m)

Ideal for use as a dining room, whilst offering a pleasant transition between the home and garden, with uPVC double glazed French door, modern laminate flooring, wall light, sockets, radiator with cover included.

FIRST FLOOR

LANDING

uPVC double glazed window to the side aspect, coving to ceiling, hatch to loft space.

BEDROOM ONE

12'11 into wardrobes x 11'10 (3.94m into wardrobes x 3.61m)

A good size master bedroom which benefits from wall to wall fitted wardrobes, uPVC double glazed window to the front aspect, coving to ceiling, radiator with cover included, access to:

EN-SUITE WASHROOM

4'6 x 2'9 (1.37m x 0.84m)

Fitted with a two piece white suite comprising: pedestal wash hand basin with chrome dual taps and tiled splashback, low level WC, uPVC double glazed window to the front aspect.

BEDROOM TWO

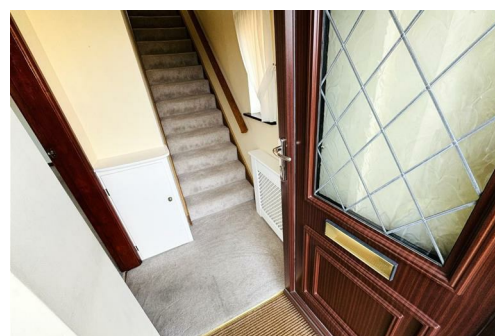
11'8 x 9' (3.56m x 2.74m)

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

BEDROOM THREE

7'5 x 6'8 (2.26m x 2.03m)

Mirror fronted sliding wardrobes, uPVC double glazed window to the rear aspect, coving to ceiling, single radiator.



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EXTERNALLY

The property features a low maintenance front garden with artificial turf and brick boundary wall. A block paved driveway provides useful off street parking which continues alongside the property to the garage. The enclosed rear garden enjoys a south westerly aspect meaning it should prove to be a suntrap in the summer months, with patio area, lawn, fenced boundaries, raised conifers, security light, external water tap.

ATTACHED GARAGE

16'10 x 9'4 (5.13m x 2.84m)

Accessed via a remote controlled roller door to the front, uPVC double glazed door from the rear garden.

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.

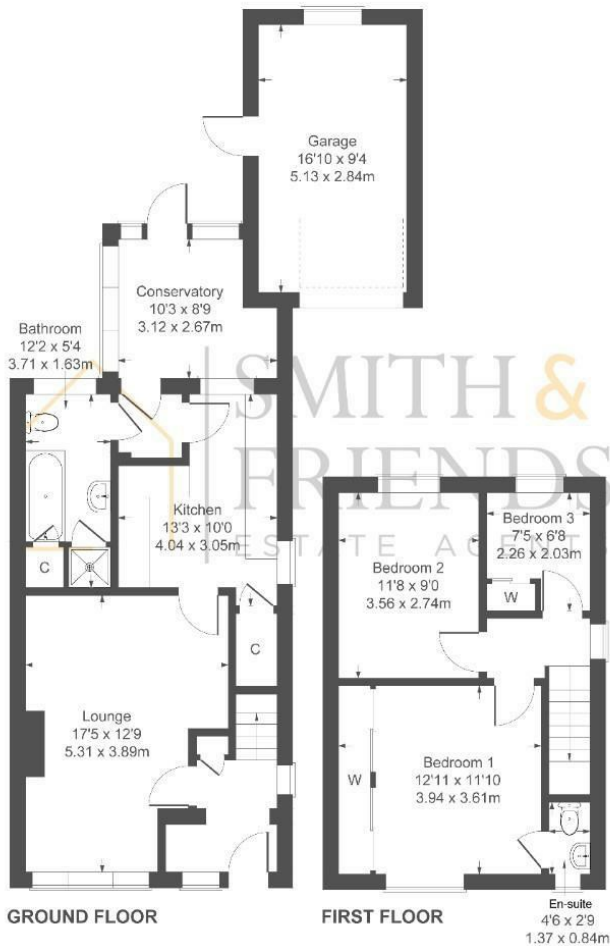


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Truro Drive

Approximate Gross Internal Area
1107 sq ft - 103 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

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		
(81-91) B		
(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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