



Newark Road, Fens, TS25 2JX
3 Bed - House - Semi-Detached
£155,000

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



**SMITH &
FRIENDS**
ESTATE AGENTS



Newark Road, Fens, TS25 2JX

*** REDUCED*** Open aspect views to the front!! A three bedroom extended semi detached house which comes with viewing recommended. Situated on the popular Fens Estate in Hartlepool, in our opinion this property would make an ideal family home. Benefitting from uPVC double glazing and gas central heating. Briefly comprising of: lounge with open staircase and feature fireplace, dining room, fitted kitchen with a comprehensive range of wall and base units and large conservatory to rear aspect. To the first floor are three bedrooms, with two bedrooms having fitted wardrobes, and a white and chrome family bathroom. Externally, to the front is an open plan garden with open aspect views, whilst to the rear is an enclosed garden with patio, lawn garden and access to the single garage, with off street parking.

GROUND FLOOR

LOUNGE

15'8 x 13'3 (4.78m x 4.04m)

uPVC double glazed sliding patio doors opening into the lounge, staircase to first floor landing, radiator, bi-folding doors into the dining room.

DINING ROOM

18'8 x 9'4 (5.69m x 2.84m)

uPVC double glazed glass panelled door, radiator, arch through to kitchen.

KITCHEN

18'8 x 8'4 (5.69m x 2.54m)

Fitted with a range of wall, base and drawer units with contrasting worktops, inset sink and drainer with mixer tap, four ring gas hob with extractor and electric oven, plumbing for washing machine, space for fridge and freezer, uPVC double glazed window to rear and uPVC double glazed sliding patio door into the conservatory.

CONSERVATORY

12' x 8'4 (3.66m x 2.54m)

uPVC sliding patio doors opening onto the rear garden.

FIRST FLOOR

LANDING

uPVC double glazed window to side, access to loft.

BEDROOM 1 (front)

12'4 x 9'9 (3.76m x 2.97m)

uPVC double glazed window to front, built-in wardrobes, radiator.

BEDROOM 2 (rear)

11'8 x 12'5 (3.56m x 3.78m)

uPVC double glazed window to rear, built-in wardrobes, radiator.

BEDROOM 3 (front)

7'11" x 6'5" (2.43 x 1.98)

uPVC double glazed window to front, radiator.

FAMILY BATHROOM/WC

White and chrome suite comprising: panelled bath with electric shower over, wash hand basin and low level WC; radiator, uPVC double glazed window to rear.

EXTERNALLY

The enclosed rear garden is laid to lawn, with off street parking and GARAGE. The open plan front garden is laid to lawn with well stocked borders.

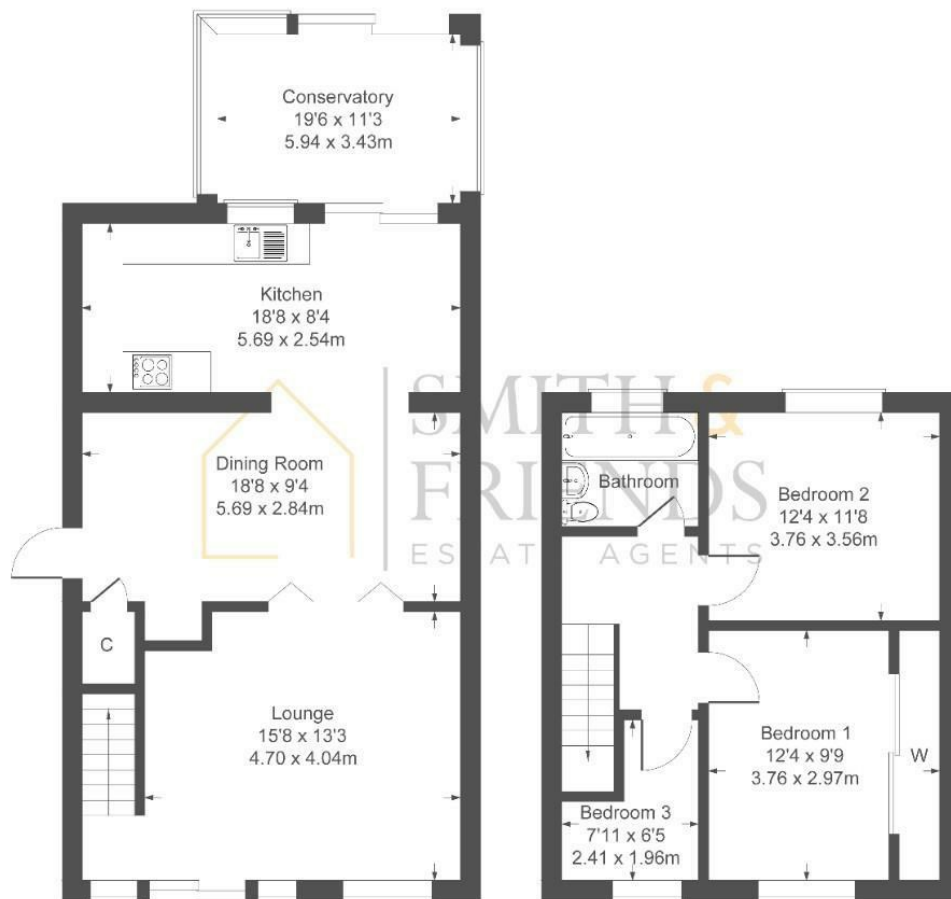
NB

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.



Newark Rd

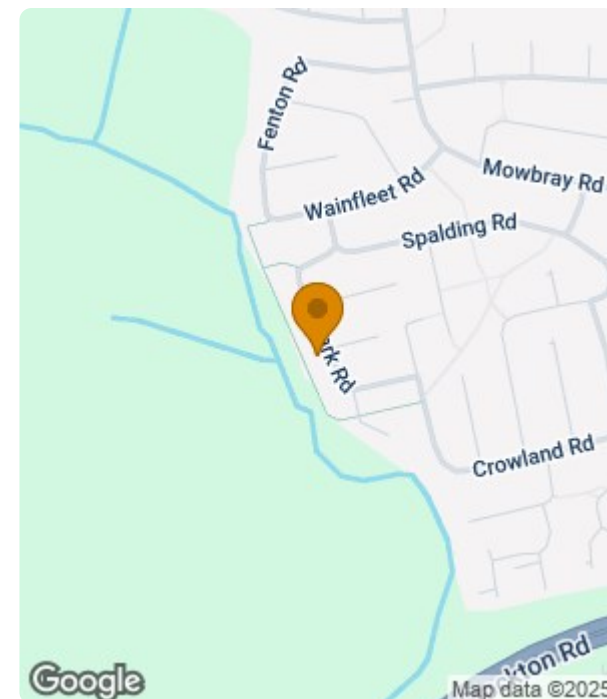
Approximate Gross Internal Area
1148 sq ft - 107 sq m



GROUND FLOOR

FIRST FLOOR

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



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	66	79
	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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