



A modern two bedroom semi-detached property on Wisbech Close offering recently improved accommodation, ideal for a first time buyer or young family. The home occupies a pleasant slightly elevated position with low maintenance landscaped gardens. The accommodation features a modern kitchen, impressive refitted shower room and generous conservatory extension to the rear. Other pleasing features include gas central heating and uPVC double glazing. The internal layout comprises: entrance vestibule through to a spacious lounge with attractive panelling and feature fire surround. The kitchen is fitted with a modern range of units and includes a built-in oven, hob and extractor, whilst French doors open to the conservatory. To the first floor are two good size bedrooms with storage, they are served by the shower room which incorporates a three piece suite and chrome fittings. Externally is a low maintenance front, pleasant enclosed rear garden and parking to the front. Wisbech Close is located in the popular Fens Estate with access from Brandon Close via Crowland Road. **VIEWING RECOMMENDED.**

Wisbech Close, Hartlepool, TS25 2LW

2 Bedroom - House - Semi-Detached

£135,000

EPC Rating: D

Tenure: Freehold

Council Tax Band: B



GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via uPVC double glazed entrance door with matching side screen, modern laminate flooring, stairs to the first floor with fitted carpet, single radiator.

LOUNGE

15'1 x 10'8 (4.60m x 3.25m)

A spacious lounge with attractive panelling, uPVC double glazed bow window to the front aspect, feature fire surround, modern laminate flooring, under stairs storage cupboard, coving, double radiator.

FULL WIDTH KITCHEN

7'8 x 14'1 (2.34m x 4.29m)

Fitted with a modern range of 'shaker' style units to base and wall level with contrasting work surfaces, incorporating an inset single drainer sink unit with mixer tap, built-in electric oven with four ring gas hob above and extractor over, attractive tiled splashback, space for washing machine, dryer and fridge/freezer, concealed gas central heating boiler, uPVC double glazed French doors into the conservatory, double radiator.

GENEROUS CONSERVATORY

9'9 x 12'10 (2.97m x 3.91m)

Currently used as a dining room, whilst offering a pleasant transition between the home and garden, with French doors, uPVC double glazed windows, modern laminate flooring, convector radiator.

FIRST FLOOR

LANDING

uPVC double glazed window to the side aspect, fitted carpet, hatch to loft space which is boarded and insulated with light and pull down access ladder.

BEDROOM ONE (front)

9'9 x 10'11 (2.97m x 3.33m)

Modern laminate flooring, two uPVC double glazed windows to the front aspect, storage cupboard, convector radiator.

BEDROOM TWO (rear)

10'11 x 8'9 (3.33m x 2.67m)

Built-in wardrobes, modern laminate flooring, uPVC double glazed window to the rear aspect, convector radiator.

SHOWER ROOM/WC

7'6 x 4'11 (2.29m x 1.50m)

Refitted with a modern three piece suite and chrome fittings comprising: corner shower cubicle with twin sliding doors, overhead shower and separate attachment, inset wash hand basin with central mixer tap and vanity unit, WC with matching back and vanity area above, matching mirror fronted vanity cabinet, attractive panelling to shower splashback, uPVC double glazed window to the rear, inset spotlighting, chrome heated towel radiator.



Wisbech Close, Hartlepool, TS25 2LW



EXTERNALLY

The property occupies a slightly elevated position with low maintenance front. A gate to the side leads through to the enclosed rear garden with lawn and paved patio area, with fenced boundaries and storage shed.

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.



Wisbech Close, Hartlepool, TS25 2LW



Ground Floor



Floor 1

Approximate total area⁽¹⁾
750 ft²
69.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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		
	61	80
England & Wales		EU Directive 2002/91/EC