



A modern THREE BEDROOM semi-detached property located in a popular part of the Fens Estate. Originally built as a two bedroom with the front bedroom being altered to accommodate an additional single bedroom. With a modern kitchen and impressive upgraded shower room, an internal viewing comes recommended. Other benefits include gas central heating (recently upgraded boiler), uPVC double glazing and landscaped gardens. The full layout comprises entrance vestibule with composite entrance door and stairs to the first floor, good size lounge, full width kitchen/diner with a range of built in appliances, three bedrooms, the master with sliding wardrobes and the modern shower room which incorporates a three piece suite and chrome fittings. Externally the property occupies a slightly elevated position with low maintenance gardens and parking adjacent. Wisbech Close is located off Brandon Close via Crowland Road. **VIEWING RECOMMENDED.**

Wisbech Close, Hartlepool, TS25 2LW

3 Bedroom - House - Semi-Detached

£119,950

EPC Rating: D

Tenure: Freehold

Council Tax Band: B



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GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via double glazed composite entrance door with uPVC double glazed side screen, stairs to the first floor, fitted carpet, coving to ceiling, single radiator.



FRONT LOUNGE

15'1 x 10'9 extending to 14'0 (4.60m x 3.28m extending to 4.27m)

A good size lounge with uPVC double glazed bow window to the front aspect, fitted carpet, coving to ceiling, useful under stairs storage cupboard, double radiator.



FULL WIDTH KITCHEN/DINER

14'0 x 7'5 (4.27m x 2.26m)

Fitted with a range of cream shaker style units to base and wall level with contrasting work surfaces, incorporating an inset single drainer stainless steel sink unit with mixer tap, built in electric oven with four ring gas hob above and extractor over, brushed stainless steel splashback, integrated fridge/freezer, recess for washing machine, concealed gas central heating boiler, four draw base unit, uPVC double glazed French doors to the rear with matching side screens, coving to ceiling, single radiator.



FIRST FLOOR

LANDING

Oak spindles and banister, uPVC double glazed window to the side aspect, fitted carpet, coving to ceiling, hatch to loft space,



BEDROOM ONE

10'11 (excluding wardrobes) x 8'8 (3.33m (excluding wardrobes) x 2.64m)

Sliding wardrobes, uPVC double glazed window to the rear aspect, fitted carpet, coving to ceiling, single radiator.



BEDROOM TWO

9'9 x 6'9 (2.97m x 2.06m)

uPVC double glazed window to the front aspect, fitted carpet, coving to ceiling, convector radiator.

BEDROOM THREE

7'0 x 6'4 (2.13m x 1.93m)

Built in single bed with pull out draw, matching storage cupboard adjacent, uPVC double glazed window to the front aspect, fitted carpet, convector radiator.



SHOWER ROOM

7'5 x 4'11 (2.26m x 1.50m)

Fitted with a beautiful three piece suite and chrome fittings comprising; double shower with chrome frame, glass panelled sliding door and chrome overhead shower with separate attachment, inset wash hand basin with mixer tap and white gloss vanity cabinet below, concealed WC with vanity area above, attractive tiled walls, panelling and spot lighting to the ceiling, uPVC double glazed window to the rear aspect, chrome heated towel radiator.

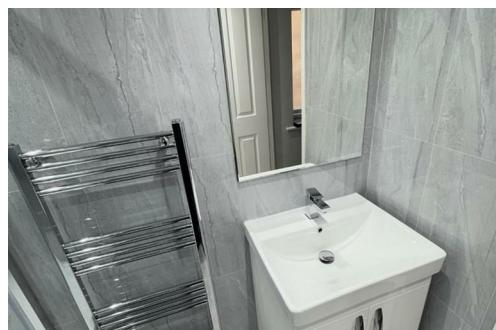


EXTERNALLY

The property occupies a slightly elevated position with a low maintenance front garden and parking adjacent. The enclosed rear garden incorporates lower and raised patio areas with pebbled centre and raised flower beds with fenced boundaries.

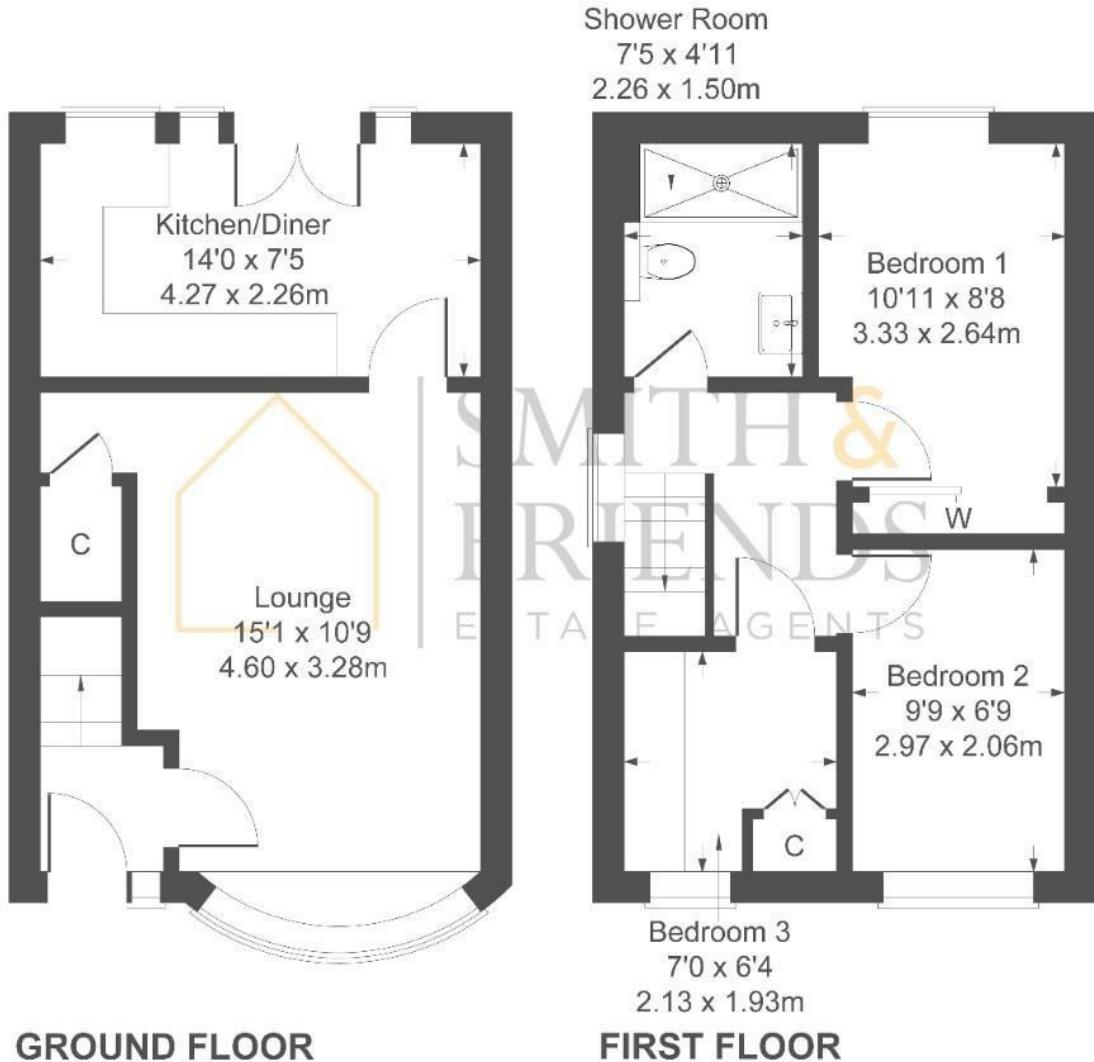
NB

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

Approximate Gross Internal Area
660 sq ft - 61 sq m



Not to Scale. Produced by The Plan Portal 2025
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		
EU Directive 2002/91/EC		
England & Wales		

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