



Caistor Drive, Fens, TS25 2QG
3 Bed - House - Semi-Detached
£160,000

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



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Caistor Drive Fens Hartlepool TS25 2QG

*** NO CHAIN INVOLVED *** A pleasantly positioned THREE BEDROOM semi detached property located on Caistor Drive in a popular part of the Fens Estate. The home offers a generous rear garden, off street parking, garage and workshop. The accommodation has been enhanced to the ground floor with a porch and guest WC added, whilst also benefitting from gas central heating and uPVC double glazing. In brief the full layout comprises: entrance porch, guest WC, hall, spacious lounge, separate dining room, kitchen, three bedrooms and a modern shower room which incorporates a three piece suite and chrome fittings. Externally is a low maintenance front garden, with a long paved driveway running alongside the property with car port over. The garage is set back with workshop behind, whilst the generous rear garden includes two storage sheds. Caistor Drive is well situated within walking distance of amenities and Fens Primary School. An internal viewing comes recommended to appreciate the home's full potential. EPC Rating: F











GROUND FLOOR

ENTRANCE PORCH

Accessed via double glazed composite entrance door, uPVC double glazed window to the side aspect, fitted carpet.

ENTRANCE HALL

Staircase to the first floor with small under stairs storage cupboard, delft rack, single radiator with shelf above, access to:

GUEST WC

Fitted with a two piece white suite comprising: inset wash hand basin with central chrome mixer tap and vanity cabinet below, WC, panelling to splashback, 'tile' effect vinyl flooring, uPVC double glazed window to the front aspect.

LOUNGE

16'1 x 12'1 (4.90m x 3.68m)

A good size lounge with a large uPVC double glazed window to the front aspect, feature fire surround with 'marble' style back and base, gas fire, coving to ceiling, single radiator, sliding doors through to:

DINING ROOM

10'1 x 8'5 (3.07m x 2.57m)

Ideally situated off the kitchen with a uPVC double glazed window looking out to the rear garden, coving to ceiling, single radiator, built-in storage cupboard, serving hatch to kitchen.

KITCHEN

14'3 x 8'5 (4.34m x 2.57m)

Fitted with a range of units to base and wall level with an inset double stainless steel sink and drainer, tiling to splashbacks, space for free standing appliances, uPVC double glazed window to the rear aspect, uPVC double glazed side door, under stairs storage cupboard, single radiator.

FIRST FLOOR

LANDING

uPVC double glazed window to the side aspect, built-in storage cupboard with hot water cylinder and overhead storage, hatch to loft space, access to:

BEDROOM ONE

12'0 x 11'5 (3.66m x 3.48m)

A good size master bedroom with built-in double wardrobe and overhead storage, uPVC double glazed window to the front aspect, single radiator with shelf above.

BEDROOM TWO

11'4 x 10'3 (3.45m x 3.12m)

Built-in double wardrobe with overhead storage, uPVC double glazed window overlooking the rear garden, single radiator with shelf above.

BEDROOM THREE

8'11 x 7'0 (2.72m x 2.13m)

uPVC double glazed window to the front aspect, built-in bed base with storage, over stairs storage cupboard/wardrobe, fitted shelving.

SHOWER ROOM

7'0 x 5'6 (2.13m x 1.68m)

Fitted with a three piece suite comprising: double walk-in shower with chrome frame, glass panelled sliding door and chrome overhead shower with separate attachment, corner wash hand basin with mixer tap and white gloss vanity cabinet below, bidet, panelling to walls, uPVC double glazed window to the rear aspect, fitted extractor fan, wall mounted vanity mirror, shaver point, chrome heated towel radiator.

SEPARATE WC

Fitted with a low level WC, part tiled walls, uPVC double glazed window to the side aspect.

EXTERNALLY

The property features a lawned front garden with a planted border, whilst a long paved driveway running alongside the property provides ample off street parking with car port over. The generous enclosed rear garden enjoys a westerly aspect, with patio, lawn, planted areas, generous workshop and metal storage shed.

GARAGE

18'11 x 9'4 plus 9'6 x 9'1 (5.77m x 2.84m plus 2.90m x 2.77m)

Up and over access door to the front, standing inspection pit, attached utility area with sauna.

NB 1

Please note that any services, heating system, or appliances have not been tested and no warranty can be given or implied as to their working order.

NB 2

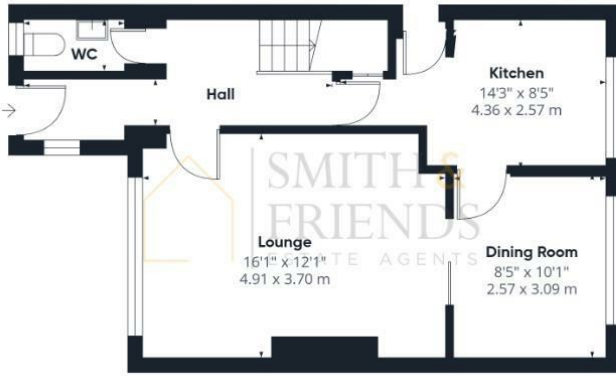
This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.

NB 3

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.







Approximate total area⁽¹⁾
1172 ft²
108.8 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



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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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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