

Heathfield Drive, TS25 5LX
3 Bed - House - Semi-Detached
£130,000

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

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ESTATE AGENTS

Heathfield Drive
Hartlepool TS25 5LX

** NO CHAIN INVOLVED *** Overlooking a small green on Heathfield Drive, this recently refurbished three bedroom semi-detached home is well suited to first time buyers and young families. The property offers two reception rooms, a modern refitted kitchen and an updated first floor bathroom. Neutral décor and upgraded internal doors feature throughout. The property is ready for buyers to fit their own floor coverings.

An entrance vestibule with stairs to the first floor leads into the bay fronted lounge, which connects to the kitchen and rear reception room. The kitchen features a brand new oven, hob and extractor. Upstairs, three bedrooms are served by a modern bathroom fitted with a three piece white suite and chrome fittings. Gas central heating is provided by a 'Baxi' combi boiler.

Outside, the property has gardens to the front and rear, along with a single driveway. The rear garden enjoys a south westerly aspect. Heathfield Drive is well situated within walking distance of schools and amenities. VIEWING RECOMMENDED.































GROUND FLOOR

ENTRANCE VESTIBULE
5'2 x 4'1 (1.57m x 1.24m)
Accessed via uPVC double glazed entrance door with matching side screen and fanlight above, staircase to the first floor, convector radiator, access to:

FRONT LOUNGE
12'9 x 12'9 (3.89m x 3.89m)
A good size lounge with a curved uPVC double glazed bay window to the front aspect, tiled fire surround, convector radiator.

KITCHEN
11'1 x 5'10 (3.38m x 1.78m)
Refitted with a modern range of white gloss units to base and wall level with brushed stainless steel handles and contrasting work surfaces in an 'L' shaped layout incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring touch hob above and extractor hood over, tiling to splashback, recess for washing machine, Baxi gas central heating boiler, two uPVC double glazed windows, uPVC double glazed side door, under stairs storage cupboard with shelving and additional side window, convector radiator, extractor fan, vinyl flooring, access to:

REAR RECEPTION ROOM
11'1 x 9'8 (3.38m x 2.95m)
uPVC double glazed window to the rear aspect, convector radiator.

FIRST FLOOR

LANDING
uPVC double glazed window to the side aspect, upgraded internal doors, convector radiator.

BEDROOM ONE
15'1 x 10'2 (4.60m x 3.10m)
A good size master bedroom with uPVC double glazed curved bay window overlooking the green to the front, convector radiator.

BEDROOM TWO
10'11 x 9'3 (3.33m x 2.82m)
uPVC double glazed window to the rear aspect, convector radiator.

BEDROOM THREE
7'1 x 6'4 (2.16m x 1.93m)
uPVC double glazed window to the rear aspect, convector radiator.

BATHROOM/WC
6'11 x 5'4 (2.11m x 1.63m)
Refitted with a three piece white suite and chrome fittings comprising: panelled bath with chrome dual taps and shower over, protective glass shower screen, pedestal wash hand basin with chrome dual taps, low level WC, tiling to splashback, uPVC double glazed window to the side aspect, vinyl flooring, extractor fan, convector radiator, hatch to loft space.

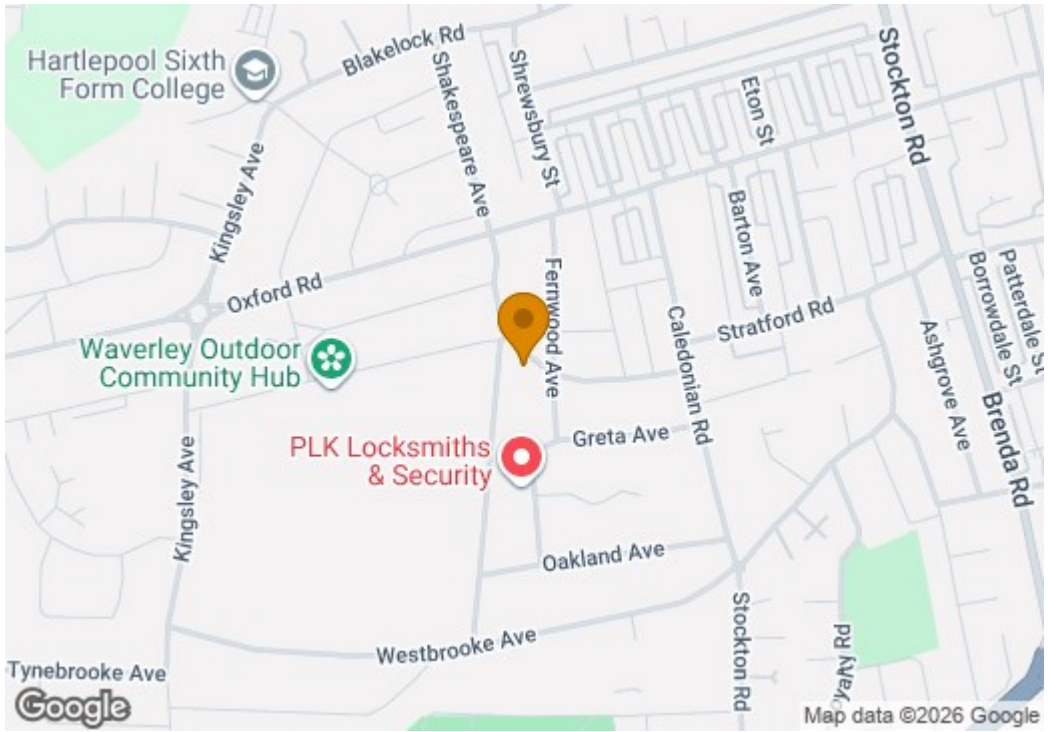
EXTERNALLY
The property has gardens to the front and rear, along with a single driveway. The rear garden enjoys a south westerly aspect.

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.

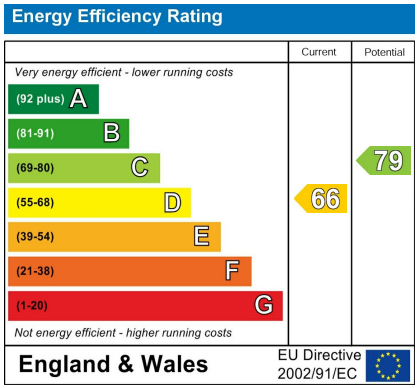







Hartlepool Sixth Form College
Blakelock Rd
Shakespeare Ave
Shrewsbury St
Eton St
Stockton Rd
Kingsley Ave
Barton Ave
Oxford Rd
Fernwood Ave
Stratford Rd
Waverley Outdoor Community Hub
Caledonian Rd
Ashgrove Ave
Borrowdale St
Brenda Rd
PLK Locksmiths & Security
Greta Ave
Kingsley Ave
Oakland Ave
Westbrooke Ave
Tynebrooke Ave
Stockton Rd
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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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