

\*\*\* NO CHAIN INVOLVED \*\*\* A spacious and well proportioned THREE BEDROOM semi-detached property on Honiton Way, in a popular part of the Fens Estate. The home offers accommodation that features a generous kitchen/diner and modern family bathroom. The garage has been converted to provide a useful utility space and play room with potential for use as a home office/study. The property further features uPVC double glazing and gas central heating whilst in brief the layout comprises; entrance porch through to the entrance hall with stairs to the first floor and access to a spacious dual aspect family lounge, the dining room has been knocked through into the kitchen to provide an enviable place for entertaining family and friends. The rear porch opens to the garden and to the first floor are three good size bedrooms which are served by the family bathroom which incorporates a three piece white suite and chrome fittings. Externally is a low maintenance front garden with a block paved driveway running alongside the property to the converted garage. The generous rear garden has lawn, patio and decking areas with a storage shed included. Honiton Way is located off Truro Drive with easy access to schools and amenities.

**Honiton Way, Hartlepool, TS25 2PS**  
**3 Bedroom - House - Semi-Detached**  
**£180,000**  
**EPC Rating: D**  
**Tenure: Freehold**  
**Council Tax Band: C**





## GROUND FLOOR

### ENTRANCE PORCH

Accessed via uPVC double glazed French doors with matching side screens, useful cloak area, glazed internal door through to the hall.

### ENTRANCE HALL

Modern laminate flooring, staircase to the first floor with fitted carpet, single radiator, access to:

### FAMILY LOUNGE

**21'7 x 10'11 (6.58m x 3.33m)**

A good size family lounge with uPVC double glazed bay window to the front aspect, uPVC double glazed French doors opening to the rear garden, fire recess with oak mantle above and tiled base, fitted carpet, convector radiator.

### KITCHEN/DINER

**21'5 x 10'8 (6.53m x 3.25m)**

Previously a separate dining room and kitchen, now offering an enviable space for entertaining family and friends, with the kitchen area incorporating a range of units to base and wall level with brushed stainless steel handles and contrasting work surfaces incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring hob above and extractor hood over, tiling to splashback, recess for washing machine, three drawer base unit, uPVC double glazed bay window looking out to the rear garden, modern laminate flooring, feature fire surround, additional uPVC double glazed window to the front aspect, single radiator.

### REAR PORCH

Under stairs storage cupboard, matching laminate flooring, part tiled walls, uPVC double glazed window to the rear aspect.

## FIRST FLOOR

### LANDING

**6'3 x 9'3 (1.91m x 2.82m)**

uPVC double glazed window to the rear aspect, fitted carpet, hatch to loft space.

### BEDROOM ONE

**12'1 x 10'8 (3.68m x 3.25m)**

A good size master bedroom with two uPVC double glazed windows, built-in storage cupboard/wardrobe, fitted carpet, single radiator.

### BEDROOM TWO

**11'1 x 10'9 (3.38m x 3.28m)**

uPVC double glazed window to the front aspect, built-in storage cupboard/wardrobe, single radiator.

### BEDROOM THREE

**8' x 7'11 (2.44m x 2.41m)**

uPVC double glazed window to the rear aspect, fitted carpet, single radiator.

### FAMILY BATHROOM/WC

**6'11 x 9'11 (2.11m x 3.02m)**

Fitted with a three piece white suite and chrome fittings comprising: panelled bath with mixer tap and chrome shower over with separate attachment, protective glass shower screen, inset wash hand basin with central mixer tap and vanity drawers below, close coupled WC, attractive tiling to splashback, built-in storage cupboard, two uPVC double glazed windows to the rear aspect, convector radiator.





EXTERNALLY

The property features a low maintenance, part lawned front garden, with a long block paved driveway to the side of the property providing useful off street parking, whilst leading to the garage. The generous enclosed rear garden offers lawn, paved and decked patio areas, with a part brick/part fenced boundary.

CONVERTED GARAGE

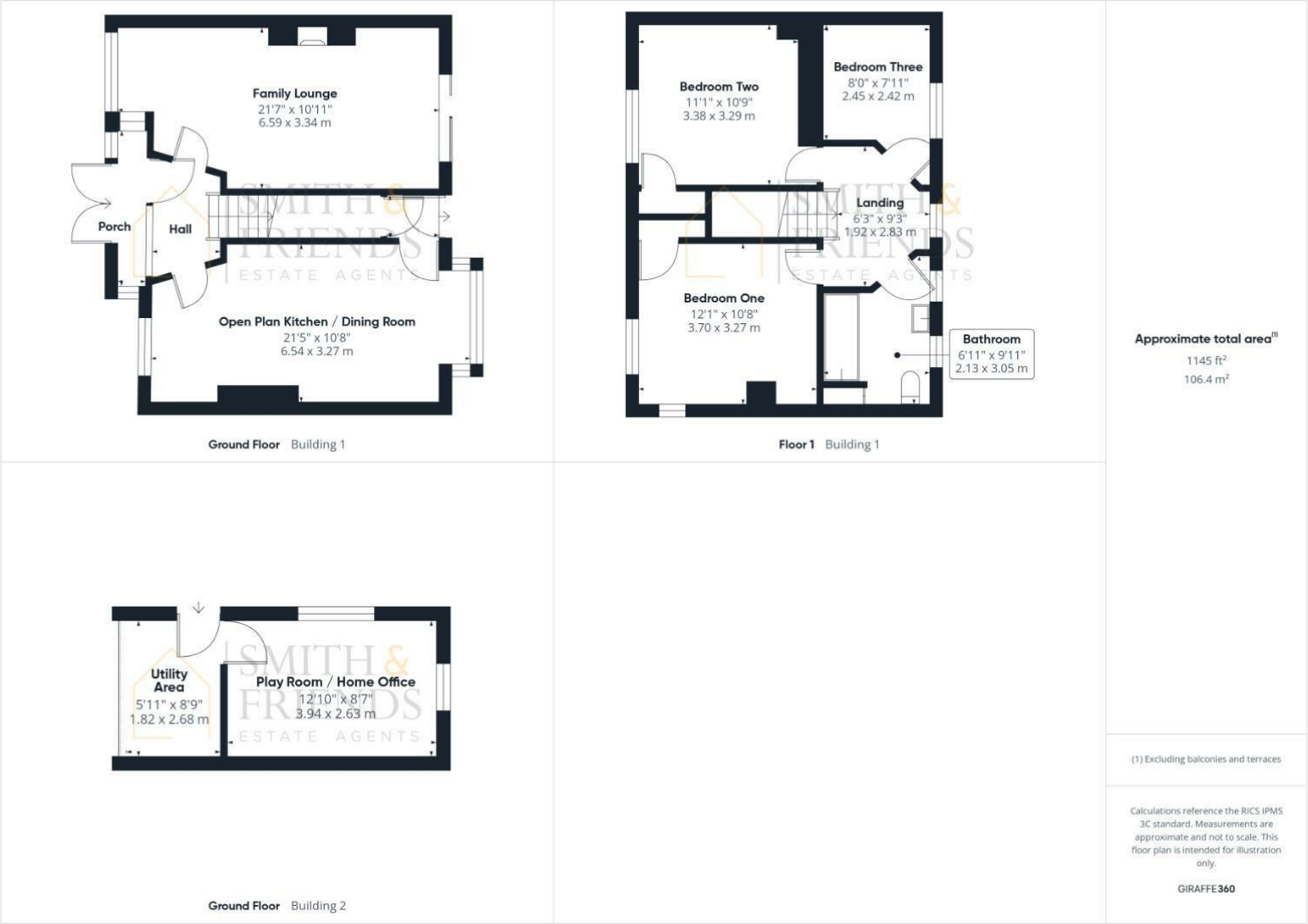
UTILITY AREA (5'11 x 8'9) (1.80m x 2.67m): accessed via uPVC door from the rear garden, roller door to the front, fitted worktop with space below for appliances, eye-level unit, inset spotlighting, laminate flooring, access to: PLAYROOM/HOME OFFICE (12'9 x 8'7) (3.89m x 2.62m): laminate flooring, two uPVC double glazed windows, overhead storage space, inset spotlighting.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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. 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.