Cranwell Road, Fens, TS25 2NG
3 Bed - House - Semi-Detached
Offers In The Region Of £200,000

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

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ESTATE AGENTS

Cranwell Road
Fens Hartlepool TS25 2NG

*** NO CHAIN INVOLVED *** VACANT POSSESSION ASSURED *** An impressive and extended THREE BEDROOM semi-detached home, pleasantly positioned on Cranwell Road in a popular part of the Fens Estate. Offering generous and versatile accommodation, the property would make an ideal purchase for a family and benefits from a SOUTH FACING REAR GARDEN, off street parking and garage.

The spacious layout includes an extended entrance hall with stairs to the first floor, leading through to a comfortable family lounge featuring an attractive fire surround. An archway opens into the generous dining room, which provides access to both the fitted kitchen and conservatory extension overlooking the rear garden, creating an excellent additional living and entertaining space. To the first floor are three bedrooms, together with a good size family bathroom, fitted with a three-piece white suite and chrome fittings. Further benefits include gas central heating and uPVC double glazing.

Externally, the property features a low maintenance front garden with a paved driveway providing useful off street parking and access to the garage. The SOUTH FACING REAR GARDEN benefits from both lawn and patio areas. Cranwell Road is conveniently situated within the popular Fens Estate, with a range of schools, shops, amenities and transport links within easy reach. An internal viewing is highly recommended to appreciate the space, extension and overall potential this family home has to offer.

Nanny's
Kitchen

GROUND FLOOR

EXTENDED ENTRANCE HALL
5'11 x 8'1 (1.80m x 2.46m)
An extended entrance hall which is accessed via uPVC double glazed entrance door with matching side screens, additional full length uPVC double glazed window to the side aspect, modern laminate flooring, staircase to the first floor with fitted carpet, single radiator, glazed pine internal door through to the lounge.

LOUNGE
13'2 x 15'6 (4.01m x 4.72m)
A pleasant family lounge with uPVC double glazed bow window to the front aspect, attractive feature fire surround with chrome inset 'coal' effect gas fire, fitted carpet, coving to ceiling, single radiator, archway through to:

DINING ROOM
16'6 x 7'11 (5.03m x 2.41m)
A good size dining room which links to both the kitchen and conservatory, the conservatory is accessed via uPVC double glazed French doors, additional uPVC double glazed bow window into the conservatory, shelved alcove with built-in storage, glazed pine internal door through to the kitchen, fitted carpet, coving to ceiling, single radiator.

CONSERVATORY
15'5 x 8'10 (4.70m x 2.69m)
Currently used as an additional sitting room and offering a pleasant transition between the home and garden via uPVC double glazed French doors, attractive 'marble' style tiled flooring, ceiling fanlight, power points.

KITCHEN
7'4 x 13'4 (2.24m x 4.06m)
Fitted with a range of units to base and wall level with brushed stainless steel handles and 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 hood over, tiling to splashback, integrated fridge and freezer, under stairs storage area, uPVC double glazed door and window into the rear garden, single radiator.

FIRST FLOOR; LANDING
uPVC double glazed window to the side aspect, fitted carpet, hatch to loft space.

BEDROOM ONE
9'10 x 12'3 (3.00m x 3.73m)
uPVC double glazed window to the front aspect, fitted carpet, convector radiator.

BEDROOM TWO
9'11 x 11'2 (3.02m x 3.40m)
uPVC double glazed window to the rear aspect, modern wardrobes with mirror fronted sliding doors, fitted carpet, double radiator.

BEDROOM THREE
6'5 x 7'11 (1.96m x 2.41m)
Built-in custom bed with storage cupboard/wardrobe over, uPVC double glazed window to the front aspect, single radiator.

BATHROOM/WC
6'4 x 8'1 (1.93m x 2.46m)
Fitted with a three piece white suite and chrome fittings comprising: panelled bath with mixer tap and shower over, pedestal wash hand basin with central mixer tap, close coupled WC, tiling to walls, panelling to the ceiling, uPVC double glazed window to the rear aspect, convector radiator.

EXTERNALLY
The property features a low maintenance, part lawned front garden, with a paved driveway providing useful off street parking. The south facing rear garden incorporates lawn and patio areas, with a part planted border, fenced boundaries and useful storage shed.

GARAGE
Accessed via an up and over door to the front, gas central heating boiler, lighting and sockets.

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.

Relax

Ground Floor

Floor 1

Approximate total area(1)

1126 ft²

104.6 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.

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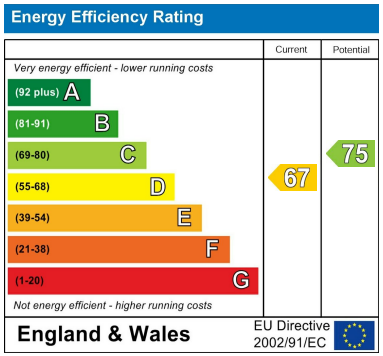

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there 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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