



\*\*\* NO CHAIN INVOLVED \*\*\* AVAILABLE IMMEDIATELY \*\*\* A modern TWO BEDROOM semi detached property occupying a pleasant position on Fieldfare Road. The home offers accommodation ideal for a first time buyer or young family, with a modern kitchen and bathroom, whilst further benefitting from uPVC double glazing and gas central heating. An internal viewing comes recommended, with a layout which briefly comprises: entrance vestibule through to a good size lounge with stairs to the first floor and access to the kitchen/diner which features gloss units and a range of appliances. To the first floor are two bedrooms and a central bathroom which incorporates a three piece white suite and chrome fittings. Externally are gardens to the front and rear, with a long driveway running alongside the property, providing useful off street parking. The enclosed rear garden enjoys a good degree of privacy. Fieldfare Road is accessed via Throston Grange Lane and Linnet Road with easy access to local schools and amenities.

**Fieldfare Road, Hartlepool, TS26 0SA**

**2 Bed - House - Semi-Detached**

**£135,000**

**EPC Rating: C**

**Council Tax Band: B**

**Tenure: Freehold**



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## **GROUND FLOOR**

### **ENTRANCE VESTIBULE**

Accessed via uPVC double glazed entrance door, uPVC double glazed window to the side, 'laminated' effect vinyl flooring, coving to ceiling, single radiator, access to:

### **FRONT LOUNGE**

**15'3 x 12'6 (4.65m x 3.81m)**

A good size lounge with uPVC double glazed window to the front aspect, spindled staircase to the first floor with newel post, fitted carpet, coving to ceiling, two single radiators, access to:

### **KITCHEN/DINER**

**12'6 x 8'10 (3.81m x 2.69m)**

Fitted with a modern range of grey gloss units to base and wall level with contrasting work surfaces incorporating an inset one and a half bowl single drainer sink unit with chrome mixer tap, built-in electric oven with four ring gas hob above, both finished in brushed stainless steel, extractor hood over, cream 'brick' style tiling to splashback, integrated fridge and freezer, integrated eye-level microwave, recess with washing machine included, three drawer base unit, 'tile' effect laminate flooring, uPVC double glazed window to the rear aspect, uPVC double glazed door to the rear garden, single radiator.

## **FIRST FLOOR**

### **LANDING**

Fitted carpet, access to both bedrooms and bathroom.

### **BEDROOM ONE**

**12'6 x 8'10 (3.81m x 2.69m)**

A good size master bedroom with uPVC double glazed window overlooking the rear garden, 'laminated' effect vinyl flooring, single radiator.

### **BEDROOM TWO**

**10'5 x 7'7 (3.18m x 2.31m)**

Built-in single wardrobe, additional built-in storage cupboard, 'laminated' effect vinyl flooring, uPVC double glazed window to the front aspect, single radiator.

### **BATHROOM/WC**

Fitted with a modern three piece white suite and chrome fittings comprising: panelled bath with mixer tap and shower over, protective glass shower screen, wall mounted wash hand basin with central mixer tap and white gloss vanity drawers below, close coupled WC, attractive tiling to walls and flooring, recessed vanity mirror, extractor fan, chrome heated towel radiator.



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## EXTERNALLY

The property features a part lawned front garden, with a long driveway running alongside the property providing useful off street parking. A gate to the side leads through to the enclosed rear garden enjoying a good degree of privacy, with lawn, fenced boundaries and timber storage shed.

## 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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | 84        |
| (69-80) <b>C</b>                            | 69                      |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

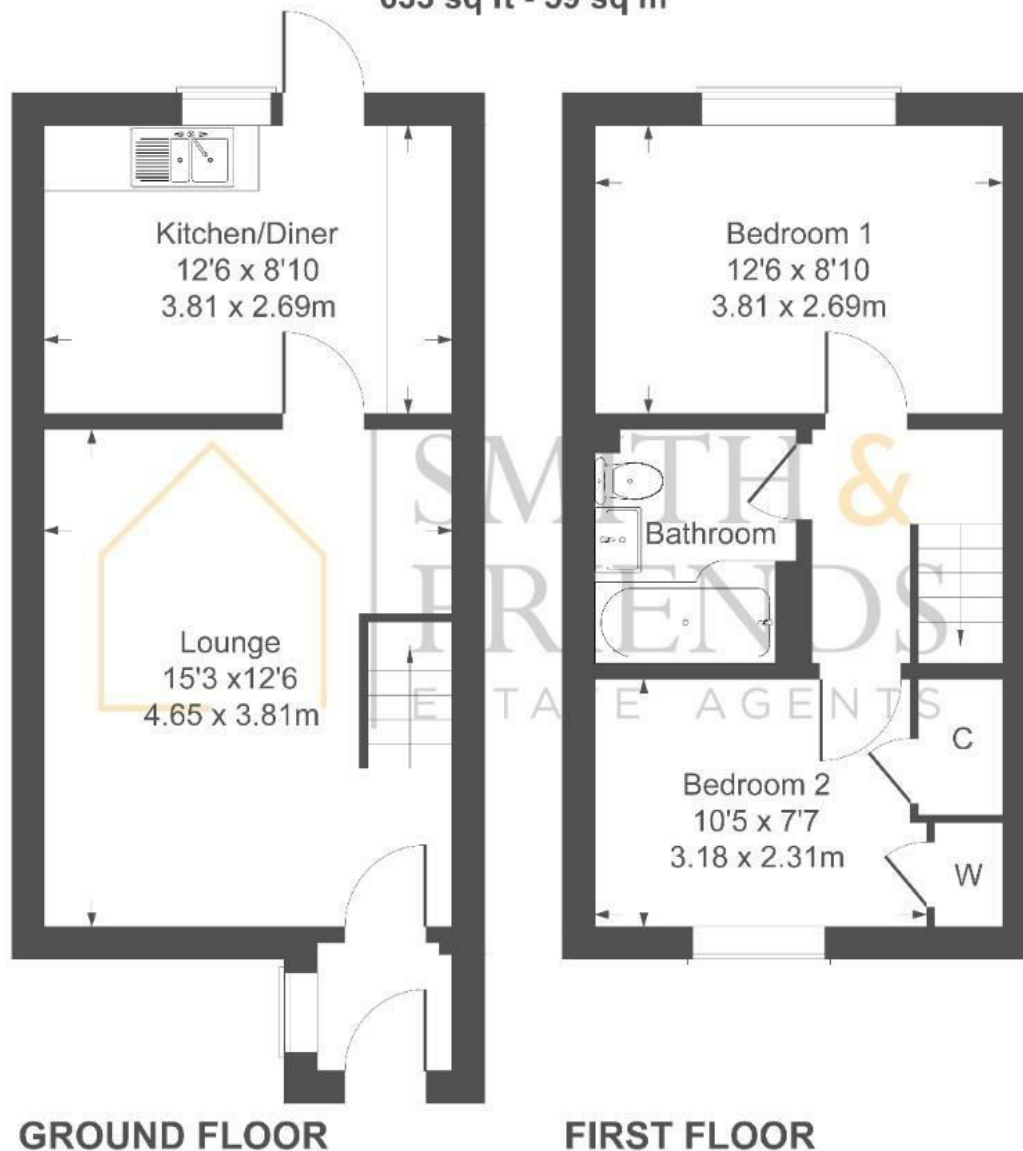




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## Fieldfare Road

Approximate Gross Internal Area  
633 sq ft - 59 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. 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.

106 York Road, Hartlepool, TS26 9DE

01429 891100

hartlepool@smith-and-friends.co.uk

www.smith-and-friends.co.uk

