







*** NO CHAIN INVOLVED *** VACANT POSSESSION ASSURED *** An impressive two bedroom semi detached bungalow, in a popular part of the Fens Estate. The home benefits from a recently replaced modern shower room and kitchen with integrated appliances. An ideal purchase for those looking to downsize, with a layout that briefly comprises: entrance hall with access to a spacious lounge with living flame 'coal' effect gas fire and feature surround. The recently replaced kitchen has a comprehensive range of wall, base and drawer units including integrated appliances. The hall also provides access to both bedrooms, they are served by the shower room which incorporates a three piece suite and chrome fittings. Externally is a low maintenance open plan front garden, with a long block paved driveway providing off street parking, whilst leading to the garage. The enclosed rear garden benefits from lawn and patio areas, enjoying a high degree of privacy. Witham Grove is located just off Crowland Road in a popular part of the Fens. VIEWING RECOMMENDED.

Witham Grove, Hartlepool, TS25 2JL
2 Bedroom - Bungalow - Semi Detached
£165,000
EPC Rating: C
Tenure: Freehold
Council Tax Band: B

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ENTRANCE
uPVC double glazed glass panelled door, door into the hallway.



HALLWAY
Loft access (retractable ladder, boarded, power and lighting).

LOUNGE
16'4 x 11'7 (4.98m x 3.53m)
uPVC double glazed bow window to front aspect, living flame 'coal' effect gas fire with surround, radiator.



KITCHEN
9'4 x 8'11 (2.84m x 2.72m)
Fitted with a range of cream wall, base and drawer units with matching worktops, inset sink and drainer with mixer tap, four ring gas hob with illuminating extractor, fan assisted oven and microwave, plumbing for washing machine, integrated fridge and freezer, uPVC double glazed window to rear, radiator.

BEDROOM 1 (rear)
12'3 x 8'11 (3.73m x 2.72m)
uPVC double glazed window to rear aspect, radiator.



BEDROOM 2 (front)
9' x 8'11 (2.74m x 2.72m)
uPVC double glazed window to front aspect, radiator.

SHOWER ROOM/WC
Modern white and chrome suite comprising of: corner shower cubicle with wall mounted thermostatic shower, pedestal wash hand basin and low level WC; co-ordinated tiled walls and flooring, radiator, uPVC double glazed window.

EXTERNALLY
The enclosed rear garden is laid to lawn with well established flora and patio area. The open plan front garden is laid to lawn. The generous blocked paved driveway to the side provides off street parking for numerous cars and leads to the DETACHED SINGLE GARAGE.

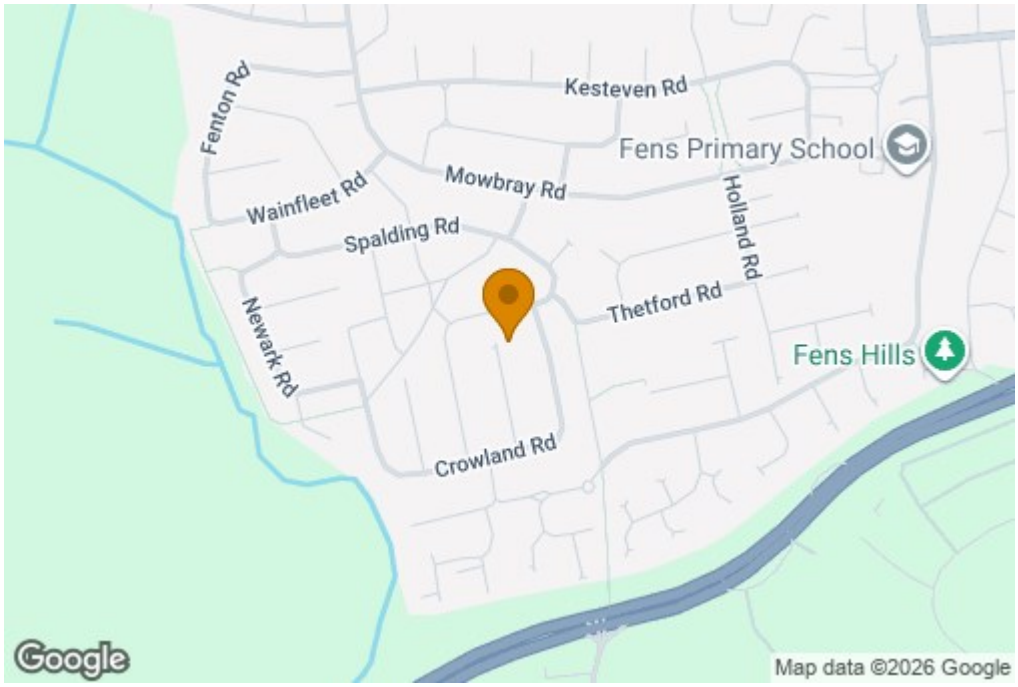


NB
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



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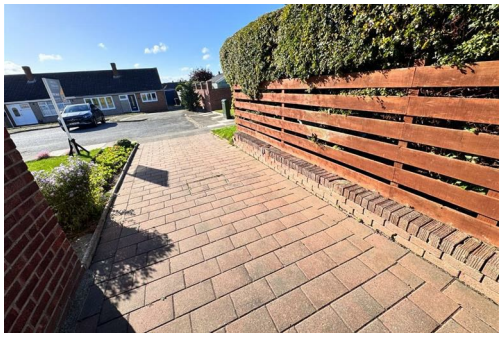










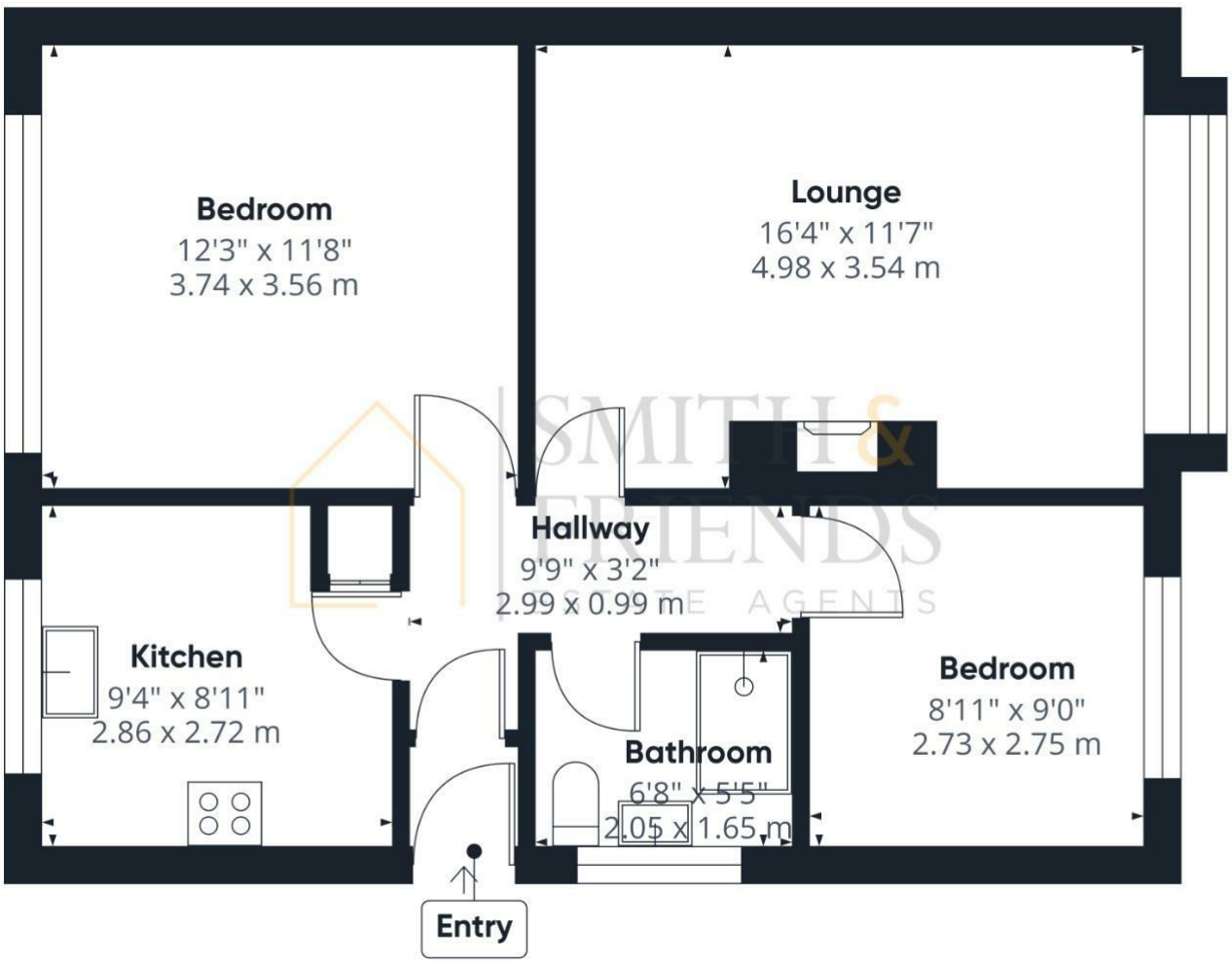


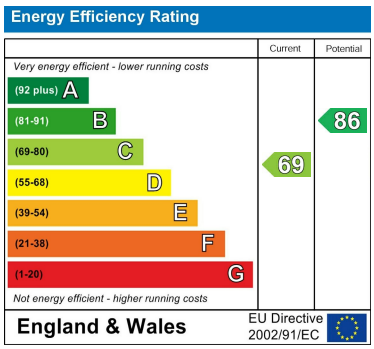




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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not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

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