



**Welland Road, Hartlepool TS25 2JA**

**welcome to**

## **Welland Road, Hartlepool**

Desirably located on the sought after Fens estate, this fabulous, two bedroom, semi-detached bungalow has been lovingly cared for and maintained by the current owner, making it a home of both charm and potential.

### **Entrance Hall**

Entered via UPVC double glazed door to side, coved cornicing, loft hatch access, doors leading to all principle rooms.

### **Lounge**

11' 4" maximum x 16' 9" excluding bow window ( 3.45m maximum x 5.11m excluding bow window )  
UPVC double glazed bow window to front, radiator, coved cornicing, feature electric fire with decorative surround and marble hearth.

### **Bedroom 2**

9' x 9' 6" ( 2.74m x 2.90m )  
UPVC double glazed window to front, radiator, coved cornicing.

### **Shower Room**

UPVC double glazed window to side, vinyl flooring, tiled walls, coved cornicing, low level low flush WC, pedestal wash hand basin with mixer tap, corner shower cubicle with electric shower over, extractor fan, radiator.

### **Bedroom 1**

11' 5" x 12' 6" ( 3.48m x 3.81m )  
UPVC double glazed window to rear, radiator, coved cornicing.

### **Kitchen**

8' 9" x 9' 2" ( 2.67m x 2.79m )  
UPVC double glazed window to rear, vinyl flooring, UPVC double glazed window to side, tiled walls, space for dining table, radiator, range of wood wall and base units with complementing working surfaces, space for freestanding fridge freezer, space for freestanding cooker, plumbing and recess for washing machine, wall mounted combination boiler housed in one of the storage cupboards.

### **Externally**

#### **Front**

Open plan lawn with some decorative stonebed edging and a central monkey tree, driveway which leads down the side of the property that gives access for approximately 5 vehicles, which leads to the garage at the rear.

#### **Garage**

Up and over door with power and light, UPVC double glazed personnel door to the side.

#### **Rear Garden**

Fence enclosed, shaped lawned area, patio area, stonebed feature areas, stonebed edging with some mature planting, outdoor tap.





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## Welland Road, Hartlepool

- SOUGHT AFTER AREA
- MODERN SHOWER ROOM
- DRIVEWAY
- GARAGE
- WELL MAINTAINED

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

**£160,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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