



**Caistor Drive, Hartlepool, TS25 2QR**  
**2 Bed - Bungalow - Semi Detached**  
**Offers Over £185,000**

**Council Tax Band: B**  
**EPC Rating: C**  
**Tenure: Freehold**



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# Caistor Drive, TS25 2QR

\*\*\* NO CHAIN INVOLVED \*\*\* An impressive two bedroom semi-detached bungalow occupying a pleasant position on Caistor Drive with a WEST FACING REAR GARDEN. The accommodation features a modern kitchen and shower room whilst further benefiting from gas central heating, uPVC double glazing, upgraded internal doors and attractive decor. An internal viewing comes recommended with a layout which briefly comprises; entrance hall with access to a generous front lounge with feature fire surround, kitchen/diner with oak style units and space for appliances, two good size bedrooms, the master with wardrobes and the modern shower room which incorporates a three piece suite and chrome fittings. Externally is a low maintenance open plan front garden with a long driveway running alongside the bungalow to the garage. The rear garden enjoys a westerly aspect and good level of privacy. The larger than average garage measures over 26ft with a remote controlled roller door. Caistor Drive is located off Truro Drive with easy access to amenities and transport links.

## ENTRANCE HALL

Access via uPVC double glazed side entrance door with uPVC double glazed side screen, fitted carpet, coving to ceiling, hatch to loft space, upgraded internal doors.

## FRONT LOUNGE

17'8 x 11'7

A generous front lounge with large uPVC double glazed bow window to the front aspect, feature fire surround with electric fire, fitted carpet, coving to ceiling, double radiator.

## KITCHEN/DINER

10'0 x 8'11

Fitted with an attractive range of oak style units to base and wall level with brushed stainless steel handles and complimenting work surfaces, incorporating an inset single drainer stainless steel sink with mixer tap, built in electric oven with four ring hob above, tiled splashback, integrated fridge/freezer, recess with plumbing for wash machine, four draw base unit, uPVC double glazed window looking out to the rear garden, uPVC double glazed side access door, built in storage cupboard, panelling and inset spot lights to the ceiling, convector radiator.

## BEDROOM ONE

11'11 x 11'8

A spacious master bedroom with a large uPVC double glazed window looking out to the rear garden, fitted carpet, built in storage cupboard, double radiator.

## BEDROOM TWO

8'11 x 8'10

A good size second bedroom with uPVC double glazed bow window to the front aspect, fitted carpet, single radiator.

## SHOWER ROOM

6'9 x 5'5

Fitted with a modern three piece suite and chrome fittings comprising; corner shower cubicle with chrome frame, twin glass panelled sliding doors and chrome shower, inset wash hand basin with mixer tap and vanity cabinet below, close coupled WC, attractive tile effect panelling to walls, uPVC double glazed window to the side aspect, chrome heated towel radiator.

## EXTERNALLY

The property features a low maintenance, open plan front garden with a long paved driveway running alongside the bungalow to the garage. The enclosed west facing rear garden should prove to be a sun trap in the summer months and enjoys a good degree of privacy with lawn and patio areas.

## GARAGE

26'9 x 9'6

A larger than average garage with remote controlled roller door, lighting, sockets and side window.









Ground Floor Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

903 ft<sup>2</sup>  
84 m<sup>2</sup>

(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.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		
	69	77

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. 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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