



Fenton Road, HARTLEPOOL, TS25 2LQ

welcome to

Fenton Road, HARTLEPOOL

Ready to move into and offering excellent kerb appeal, this three-bedroom semi-detached home is quietly positioned on the sought-after Fens Estate.

Entrance Porch

Entered via composite double glazed door, UPVC double glazed windows to front and side, LVT tiled style flooring, wooden and glass door leading to entrance hallway.

Entrance Hallway

Door leading from entrance porch, radiator, stairs to first floor, door leading to lounge, door leading to kitchen, under stairs storage cupboard.

Lounge

13' 7" (max) x 14' 7" (max) (4.14m (max) x 4.45m (max))
UPVC double glazed window to front, radiator, feature dual fuel log burner with tiled surround and slate hearth with wooden mantle above, inset media wall with feature niche and storage, engineered wood flooring double wooden glass doors leading to open living/dining/ kitchen area.

Kitchen/Liv/Din Area

21' (max) x 18' 1" (max) (6.40m (max) x 5.51m (max))
(L shaped room)

Kitchen area- UPVC double glazed window to rear, composite double glazed door to side, laminate flooring, spotlights, beautiful range of wall and base units with complimentary sparkle top granite working surfaces, black inset 1 1/2 bowl sink/drainers with swan neck mixer tap, space for free standing fridge/freezer, plumbing and recess for under counter washing machine, inset electric double oven and grill, four ring gas hob with matching splashback working surfaces with glass and stainless steel extractor fan over, wall mounted baxi combi boiler, plumbing and recess for dishwasher, peninsular island.

Living area- spotlights to ceiling, UPVC double

glazed bi - folding doors leading onto the rear garden, UPVC double glazed window to side, radiator, laminate flooring.

Landing

Loft hatch access, UPVC double glazed window to side, doors leading to all principle rooms.

Bedroom 1

11' (max onto robes) x 13' 11" (max) (3.35m (max onto robes) x 4.24m (max))
UPVC double glazed window to front, radiator, five door mirrored sliding door wardrobes.

Bedroom 2

13' (max) x 9' 1" (onto robes) (3.96m (max) x 2.77m (onto robes))
UPVC double glazed window to rear, radiator, three door mirrored sliding door wardrobes, built in storage cupboard.

Bedroom 3

7' 11" x 8' 11" (2.41m x 2.72m)
(part restricted floor space due to bulkhead) UPVC double glazed window to front, radiator.

Family Bathroom

UPVC double glazed window to rear, vinyl flooring, wall mounted concealed system, concealed system wash hand basin with mixer tap, UPVC double glazed window to side, free standing modern bath with free standing swan neck mixer tap and hand held shower attachment, spotlights, half tiled walls.





Rear Garden

Attractive, barked area with children's play area, shaped lawn, raised decking, fence enclosed, not directly overlooked, west facing.

Garage

Roller shutter door, power and lighting, UPVC double glazed window to side, UPVC double glazed French doors to side, UPVC double glazed french doors to rear.

Front Garden

Block paved driveway for upto 4 cars leading to garage, open plan lawned area, double wrought iron gates.



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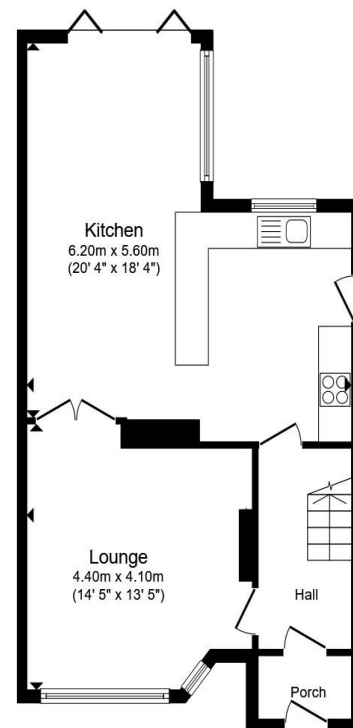
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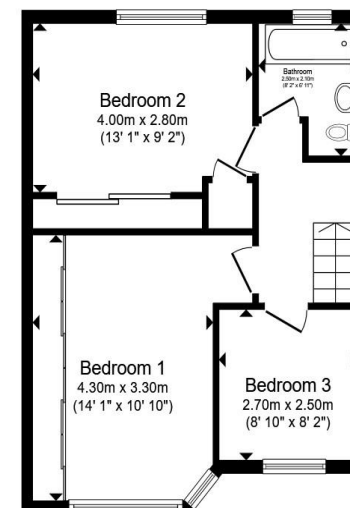
- READY TO MOVE INTO
- OPEN PLAN KITCHEN/LIVING/DINING AREA
- THREE BEDROOMS
- FRONT&REAR GARDENS
- DRIVEWAY&GARAGE

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

£210,000



Ground Floor



First Floor

Total floor area 100.2 m² (1,079 sq.ft.) approx

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.propertybox.io



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