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**Frensham Drive, TS25 5BY**  
**3 Bed - House - Semi-Detached**  
**Starting Bid £130,000**

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



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## Frensham Drive Hartlepool TS25 5BY

\*\* TO BE SOLD BY MODERN METHOD OF AUCTION; STARTING BID £130,000 PLUS RESERVATION FEE \*\* \*\*\*REDUCED\*\*\* NO CHAIN INVOLVED \*\*\* A well presented and recently improved three bedroom semi-detached property occupying a pleasant position on Frensham Drive with WEST FACING REAR GARDEN. The home offers neutrally decorated accommodation benefitting from gas central heating and uPVC double glazing. An ideal purchase for a first time buyer or family, with a layout which briefly comprises: entrance hall with stairs to the first floor and access into a good size lounge and through to the dining room which in turn links to the kitchen and into a useful study and utility extension. To the first floor are three bedrooms and a modern family bathroom which incorporates a three piece white suite and chrome fittings. Externally is a low maintenance front which allows useful off street parking for three cars, whilst leading to the garage. The enclosed rear garden enjoys a good degree of privacy with lawn, patio and useful storage shed. Frensham Drive is located off Loyalty Road with easy access to St Aidan's Primary School and St Cuthbert's Primary School. VIEWING RECOMMENDED.









This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

## **GROUND FLOOR**

### **ENTRANCE PORCH**

3'3 x 5'7 (0.99m x 1.70m)

Accessed via uPVC double glazed entrance door with uPVC double glazed side window, fitted carpet, convector radiator, uPVC double glazed internal door to the hall.

### **ENTRANCE HALL**

Staircase to the first floor, fitted carpet, convector radiator, access to:

### **FRONT LOUNGE**

14'1 x 11'6 (4.29m x 3.51m)

A good size lounge with large uPVC double glazed window to the front aspect, modern wall mounted electric fire, fitted carpet, convector radiator, archway through to the dining room.

### **DINING ROOM**

10'1 x 10' (3.07m x 3.05m)

Ideally situated off the kitchen, with uPVC double glazed window looking out to the rear garden, fitted carpet, convector radiator.

### **KITCHEN**

13'8 x 7'7 (4.17m x 2.31m)

Fitted with a range of 'oak' style units to base and wall level with brushed stainless steel handles and contrasting work surfaces incorporating an inset stainless steel sink with mixer tap, built-in electric oven with four ring touch hob above, recess for washing machine and tumble dryer, space for free standing fridge/freezer, 'laminated' effect vinyl flooring, uPVC double glazed door to the rear garden, uPVC double glazed window to the rear aspect, useful under stairs storage cupboard, access to:

### **STUDY**

9'2 x 7'1 (2.79m x 2.16m)

Offering a variety of uses, with uPVC double glazed window to the rear aspect, fitted carpet, wall mounted television point, single radiator, access to:

### **UTILITY**

3'8 x 7'5 (1.12m x 2.26m)

Fitted worktop with single unit below, recess for appliance, fitted carpet.

### **FIRST FLOOR; LANDING**

uPVC double glazed window to the side aspect, built-in storage cupboard, fitted carpet, hatch to loft space.

### **BEDROOM ONE**

11'9 x 10'7 (3.58m x 3.23m)

A good size master bedroom with uPVC double glazed window to the front aspect, fitted carpet, convector radiator.

### **BEDROOM TWO**

12'7 x 9'11 (3.84m x 3.02m)

uPVC double glazed window overlooking the rear garden, fitted carpet, free standing wardrobes, convector radiator.

### **BEDROOM THREE**

8'9 x 7'2 (2.67m x 2.18m)

uPVC double glazed window to the front aspect, newly fitted carpet, convector radiator.

### **FAMILY BATHROOM/WC**

5'6 x 7'10 (1.68m x 2.39m)

Fitted with a three piece white suite and chrome fittings comprising: panelled bath with shower over, pedestal wash hand basin with central mixer tap, close coupled WC, low maintenance panelling to walls and ceiling, uPVC double glazed window to the rear aspect, 'laminated' effect vinyl flooring, convector radiator.

### **EXTERNALLY**

The property has a low maintenance paved front allowing useful off street parking for three cars, whilst leading to the garage. The enclosed rear garden enjoys a westerly aspect and should prove to be a suntrap in the summer months, with patio area, lawn, useful timber storage shed with power, and fenced boundaries.

### **GARAGE**


13'6 x 7'10 (4.11m x 2.39m)

Accessed via Gliderol roller door, lighting and sockets.

### **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>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	<b>74</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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