



**\*\*\*REDUCED\*\*\* NO CHAIN INVOLVED \*\*\* VACANT POSSESSION ASSURED \*\*\*** An impressive two bedroom semi-detached property occupying a pleasant set back position on Caistor Drive, overlooking a small green to the front. The home offers modern and well presented accommodation ideal for a first time buyer, young family or those looking to downsize, with features including gas central heating and uPVC double glazing. The internal layout comprises: entrance porch through to the entrance vestibule with stairs to the first floor and access to a pleasant front lounge which in turn leads through to a modern kitchen with built-in double oven, hob and extractor, whilst French doors open to the rear garden. To the first floor are two good sized bedrooms and the modern bathroom which incorporates a three piece suite and chrome fittings. Externally is a low maintenance front garden, with the enclosed rear garden enjoying a good degree of privacy with lawn, patio and useful timber storage shed included. Caistor Drive is located in a popular and well regarded part of the Fens Estate, close to schools and amenities. The home is set back within a small cul-de-sac with parking adjacent. **VIEWING RECOMMENDED.**

**Caistor Drive, Hartlepool, TS25 2QR**

**2 Bedroom - House - Semi-Detached**

**£130,000**

**EPC Rating: D**

**Tenure: Freehold**

**Council Tax Band: B**



## GROUND FLOOR

### ENTRANCE PORCH

**3'5 x 5'6 (1.04m x 1.68m)**

Accessed via uPVC double glazed entrance door, uPVC double glazed windows, 'laminated' effect vinyl flooring.

### ENTRANCE VESTIBULE

**3'3 x 4'3 (0.99m x 1.30m)**

Accessed via uPVC double glazed entrance door with uPVC double glazed side screen, stairs to the first floor, convector radiator, glazed internal door to the lounge.

### FRONT LOUNGE

**15' x 10'10 (4.57m x 3.30m)**

A pleasant lounge with large uPVC double glazed bow window to the front aspect, modern laminate flooring, useful under stairs storage cupboard, coving to ceiling, two convector radiators, television point, glazed internal door through to the kitchen/diner.

### KITCHEN/DINER

**7'7 x 13'9 (2.31m x 4.19m)**

Fitted with a modern range of units to both base and wall level with contrasting work surfaces incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in electric double oven with four ring gas hob above and extractor hood over, attractive tiled splashback, recess with plumbing for washing machine, wine rack to base level, uPVC double glazed window to the rear aspect, uPVC double glazed French doors to the rear garden, dining area, space for free standing fridge/freezer, coving to ceiling, single radiator.

## FIRST FLOOR

### LANDING

**4'11 x 5'7 (1.50m x 1.70m)**

uPVC double glazed window to the side aspect, fitted carpet, hatch to loft space, convector radiator.

### BEDROOM ONE

**9'9 x 11' (2.97m x 3.35m)**

A good size master bedroom with two uPVC double glazed windows to the front aspect, modern laminate flooring, built-in storage cupboard/wardrobe, coving to ceiling, single radiator.

### BEDROOM TWO

**12'8 x 9' (3.86m x 2.74m)**

A spacious second bedroom with uPVC double glazed window overlooking the rear garden, modern laminate flooring, convector radiator.

### BATHROOM/WC

**7'6 x 4'11 (2.29m x 1.50m)**

Fitted with a modern three piece white suite and chrome fittings comprising: panelled bath with chrome mixer tap, shower attachment and chrome mains shower over, protective glass shower screen, pedestal wash hand basin with chrome mixer tap, close coupled WC, attractive tiled walls and flooring, uPVC double glazed window to the rear aspect, single radiator.



Caistor Drive, Hartlepool, TS25 2QR



**EXTERNALLY**

The property features a low maintenance open plan lawned front garden with a paved walkway and gated access to the side. The enclosed rear garden enjoys a good degree of privacy with lawn, patio, fenced boundaries and useful timber storage shed included.

**PARKING**

Available next to the green.

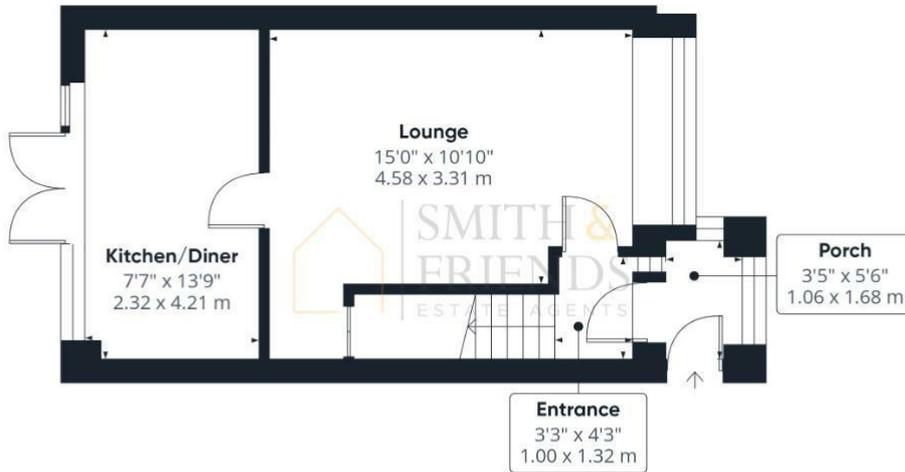
**NB**

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)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D		66
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Caistor Drive, Hartlepool, TS25 2QR



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
645 ft<sup>2</sup>  
59.8 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.

GIRAFFE 360

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.

106 York Road, Hartlepool, TS26 9DE  
01429 891100  
hartlepool@smith-and-friends.co.uk

www.smith-and-friends.co.uk



SMITH &  
FRIENDS  
ESTATE AGENTS