



Spilsby Close, Fens, TS25 2RD
2 Bed - House - Semi-Detached
£135,000

EPC Rating:
Tenure: Freehold
Council Tax Band: B



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Spilsby Close Fens Hartlepool TS25 2RD

A modern and well presented two bedroom semi-detached property occupying a pleasant position on Spilsby Close in a popular part of the Fens Estate. The property features low maintenance gardens with a west facing rear, shared driveway and larger than average garage. An ideal purchase for a first time buyer, young family or those looking to downsize, whilst further benefits include gas central heating and uPVC double glazing. An internal viewing comes recommended, with a layout which briefly comprises: entrance vestibule with stairs to the first floor, good size lounge, full width kitchen/diner, two double bedrooms and the bathroom which incorporates a three piece suite and chrome fittings. Externally is a pebbled front garden, shared paved driveway and west facing rear garden with artificial turf and patio. The larger than average garage offers secure off street parking/potential for a workshop. Spilsby Close is located off Catcote Road, close to amenities and transport links. VIEWING RECOMMENDED.









GROUND FLOOR

ENTRANCE HALL

3'5 x 4'3 (1.04m x 1.30m)

Accessed via double glazed composite entrance door with uPVC double glazed side screen, staircase to the first floor, fitted carpet, convector radiator, access to:

FRONT LOUNGE

15'1 x 10'10 (4.60m x 3.30m)

A good size lounge with uPVC double glazed bow window to the front aspect, feature fire surround with electric fire, useful storage cupboard, fitted carpet, double radiator, access to:

KITCHEN/DINER

7'6 x 13'11 (2.29m x 4.24m)

Fitted with a range of units to base and wall level with brushed stainless steel handles and complementing work surfaces incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring gas hob above and extractor hood over, tiled splashback, recess for fridge and separate freezer, recess for washing machine, breakfast bar area with radiator below, uPVC double glazed French doors to the rear, uPVC double glazed window to the rear aspect.

FIRST FLOOR

LANDING

5' x 5'11 (1.52m x 1.80m)

uPVC double glazed window to the side aspect, fitted carpet, hatch to loft space, access to both bedrooms and bathroom.

BEDROOM ONE

9'8 x 11' (2.95m x 3.35m)

A good size master bedroom with mirror fronted sliding wardrobes, two uPVC double glazed windows to the front aspect, over stairs storage cupboard, single radiator.

BEDROOM TWO

10'8 x 8'9 (3.25m x 2.67m)

Built-in wardrobes with mirror fronted sliding doors, uPVC double glazed window overlooking the rear garden, fitted carpet, single radiator.

BATHROOM/WC

7'5 x 4'11 (2.26m x 1.50m)

Fitted with a three piece white suite and chrome fittings comprising: panelled bath with dual taps and shower over, pedestal wash hand basin with dual taps, low level WC, tiling to walls, uPVC double glazed window to the rear aspect, chrome heated towel radiator.

EXTERNALLY

The property features a low maintenance pebbled front with a planted border and shared paved driveway to the side. The west facing rear garden should prove to be a suntrap in the summer months, incorporating Indian sandstone paving, artificial turf, fenced and brick boundaries with gated access and personal door to the garage.

LARGER THAN AVERAGE GARAGE

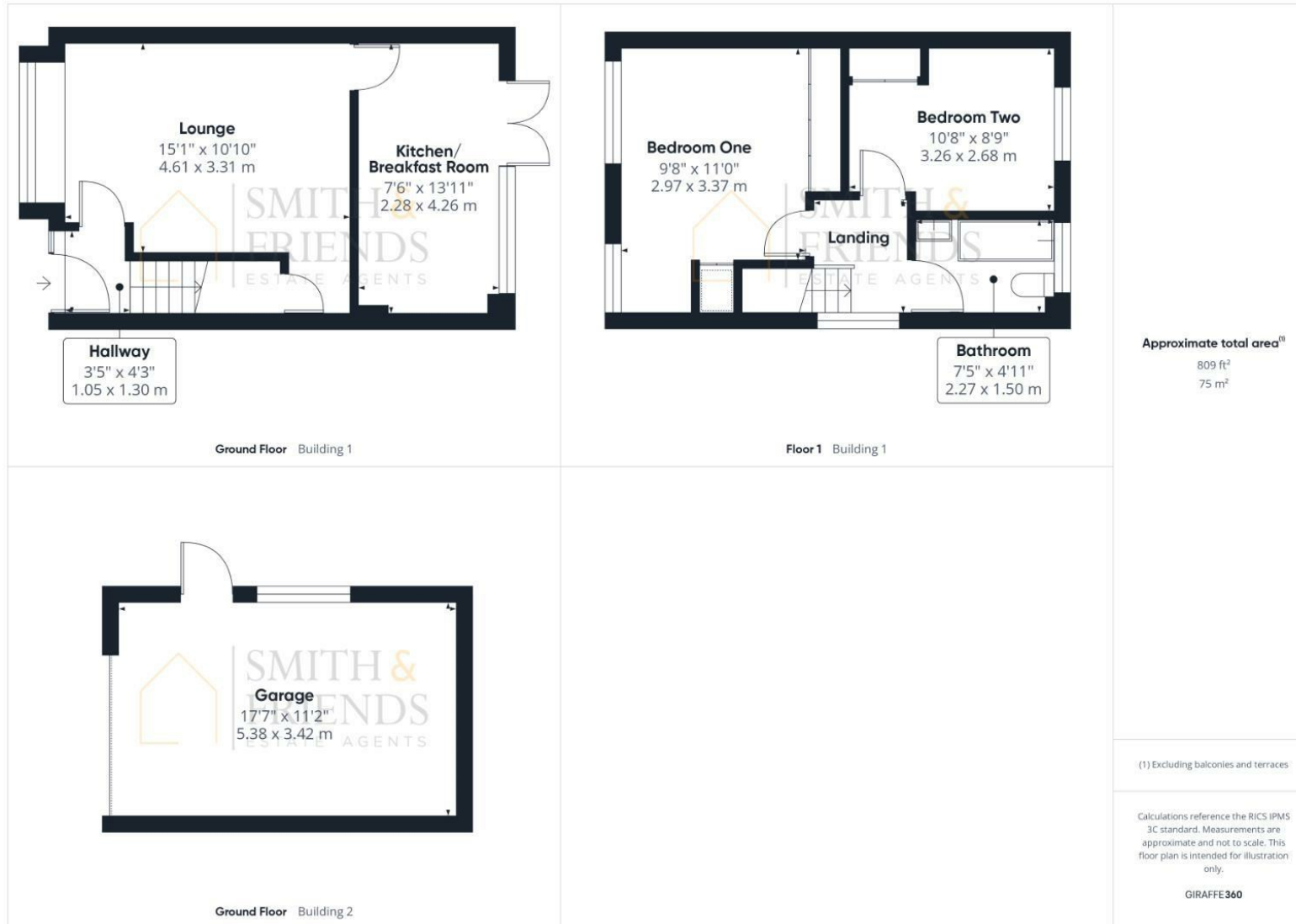
17'7 x 11'2 (5.36m x 3.40m)

A larger than average garage accessed via a remote controlled roller door to the front, personal door from the rear garden, window to the side aspect, lighting and power points.

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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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