

WATTON CLOSE, SOUTH FENS, HARTLEPOOL, TS25 2RH



- ▲ Popular Location of South Fens
- ▲ Four Bedroom Detached House
- ▲ Gas Central Heating with Combi Boiler Fitted in 2024

- ▲ 24ft Lounge/Diner & Breakfast Kitchen with Integrated Appliances
- ▲ Driveway & Garage
- ▲ Westerly Facing Rear Garden

£240,000

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This four-bedroom detached in the popular location of South Fens is set at the bottom of a cul-de-sac and features a Westerly facing rear garden, gas central heating, solar panels, driveway and garage.

Comprising entrance hall, cloakroom/WC, 24ft lounge/diner and breakfast kitchen. The first floor has three double bedrooms, roomy single and shower room with modern white suite.

GROUND FLOOR

ENTRANCE HALL - Double glazed entrance door with glass inlay and staircase to the first floor.

CLOAKROOM/ WC - Fitted with a two-piece suite comprising vanity unit with wash hand basin and mixer tap, WC and part tiled walls.

LOUNGE DINER - 7.54m (24'9") (max) x 3.53m (11'7") (max)
With two radiators, living flame gas fire in feature surround with marble hearth, storage cupboard and double-glazed sliding door opening to the westerly facing rear garden.

BREAKFAST KITCHEN - 4.95m (16'3") (max) x 3.2m (10'6") (max)

Fitted with a range of wall, drawer, and floor units with complementary marble effect work surface, one and a half bowl sink unit with mixer tap and drainer, ceramic hob with tiled splashback and electric extractor fan over, integrated electric oven and microwave, space for fridge freezer and plumbing for washing machine. Tile effect vinyl flooring, under stairs storage cupboard and double-glazed sliding door opening to the rear garden.

FIRST FLOOR

LANDING - With access to the loft and storage cupboard.

BEDROOM ONE - 5.77m (18'11") (max) x 4.24m (13'11") (max)
With radiator, built-in wardrobes, and storage cupboard.

BEDROOM TWO - 3.56m (11'8") into wardrobes x 3.56m (11'8") into recess
With radiator and built-in wardrobes with mirrors.

BEDROOM THREE - 3.9m x 2.34m (12'10" x 7'8")
With radiator and free-standing wardrobes.

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BEDROOM FOUR - 2.34m (7'8") (max) x 2.57m (8'5") (max)

With radiator.

SHOWER ROOM - Fitted with a modern three-piece suite comprising double walk-in wet room style shower with shower over, vanity unit with wash hand basin and mixer tap, WC, chrome towel rail, waterproof panelled walls, electric extractor fan and vinyl flooring.

EXTERNALLY

GARDENS - To the front there is a lawned garden with boundary hedge and three large conifer trees. Side gated access leads to the westerly facing rear garden with flagstone patio area, gravel and bush borders, timber shed, lawn, astro turf, seating area to the rear and outside tap.

GARAGE - 4.88m x 2.51m (16' x 8'3")

A block paved driveway leads to an integrated garage with up and over door, power supply, light and recently fitted combination boiler in 2024.

Mains Utilities

Gas Central Heating

Mains Sewerage

No Known Flooding Risk

No Known Legal Obligations

Standard Broadband & Mobile Signal

AGENTS REF: - MH/LS/BIL210114/19032024

Council Tax Band: D **Tenure:** Freehold

TO VIEW: Contact our Billingham office on

Tel: **01642 955140**

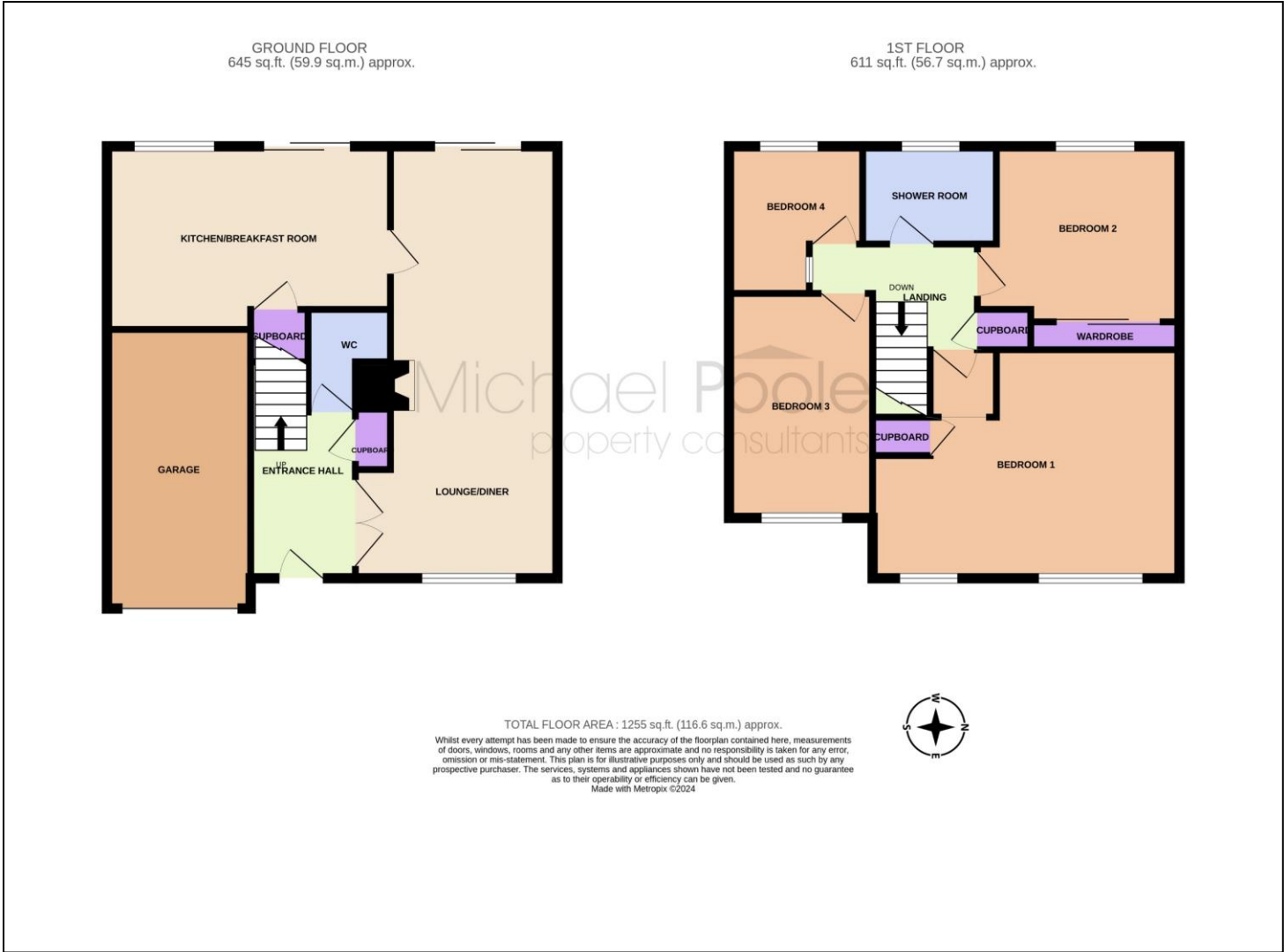


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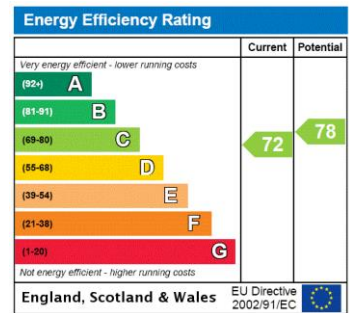


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