



Royston Grove, Fens, TS25 2JW
2 Bed - Bungalow - Semi Detached
£144,950

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Royston Grove, Fens, TS25 2JW

**** A BEAUTIFULLY PRESENTED PROPERTY ** INTERNAL VIEWING COMES HIGHLY RECOMMENDED **** We are delighted to offer to the open market for sale this improved two bedroom semi detached bungalow. It is located in a pleasant cul de sac which can be found on the highly regarded Fens area in Hartlepool. Features include gas central heating via a combination boiler, uPVC double glazing and cavity wall insulation. We also understand that the bungalow has been rewired. The floor plan briefly comprises: entrance hall, pleasant lounge with elegant fire surround and flicker flame electric fire, redesigned kitchen which has been fitted with white 'shaker' style units and has a French door leading to the rear garden, two bedrooms and to complete the accommodation is a shower room/WC which has a white suite. Externally are easily maintained gardens to front and rear. A long driveway to the side of the bungalow provides off street car parking for two/three cars. Fitted carpets, laminate flooring and blinds are included in the asking price.

'L' SHAPED ENTRANCE HALL

uPVC double glazed entrance door, hatch to loft space which is accessed via a fold down wooden ladder, it has a partly boarded floor area and wall mounted Baxi gas combination boiler.

LOUNGE (front)

16'10 x 11'6 overall (5.13m x 3.51m overall)

Elegant fire surround with black marble hearth and upstand area, flicker flame electric fire, part glazed double opening doors to hall.

FITTED KITCHEN/BREAKFAST ROOM

11'9 x 8'10 overall (3.58m x 2.69m overall)

Fitted with a superb range of white 'shaker' style base, wall and drawer units, 'marble' effect working surfaces incorporating inset single drainer stainless steel sink unit with mixer tap, space for cooker with gas cooker point, recess with plumbing for automatic washing machine (machines excluded), black 'brick' style tiling to splashback, fitted breakfast bar, uPVC double glazed French door with matching side screen to rear garden.

BEDROOM 1 (rear)

12'9 x 11'6 overall (3.89m x 3.51m overall)

BEDROOM 2 (front)

8'11 x 8'11 overall (2.72m x 2.72m overall)

SHOWER ROOM/WC

Fitted with a three piece white suite comprising: double shower cubicle with folding door and electric shower fitting, modern PVC panelling to splashback, 'vanity' style sink unit with mixer tap, white 'gloss' style storage cupboard below, close coupled WC, tiling to walls, extractor fan.

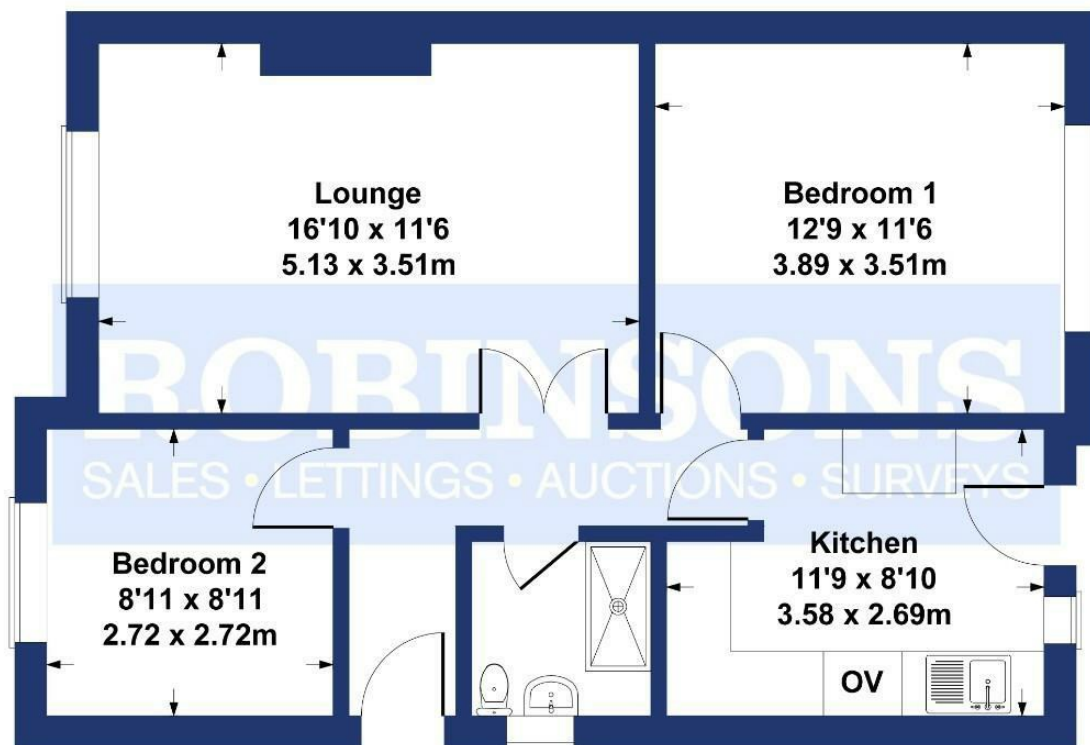
OUTSIDE

The property benefits from easily managed gardens to front and rear. The front garden is open plan and laid mainly to lawn with a long driveway to the side of the property providing off street car parking for two/three cars. The enclosed rear garden has a patio and lawned area with flower borders, steps leading to a raised area, gated access to side.



Royston Grove Hartlepool

Approximate Gross Internal Area
638 sq ft - 59 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D			
(39-54) E		48	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

