



3 Bedrooms

Nestled in the sought-after Fens location, this beautiful 3 bedroom semi-detached house is ready for you to move in and make it your own. The property features a garage and off-street parking, ensuring convenience for your day-to-day activities. Inside, you'll find a lovely kitchen/diner area, perfect for enjoying meals with family and friends, as well as a cosy living room for relaxation. The three good-sized bedrooms offer ample space and comfort, ideal for rest and privacy. Step outside to the sun trap garden, a

## Mildenhall Close

The Fens, Hartlepool, TS25

Asking Price:

**£160,000**

EPC Rating: C



**Living Room:**

**11'6" x 14'9" (3.5m x 4.5m)**

The living room comprises of laminate flooring, two UPVC double glazed windows and a radiator. The living room leads into the kitchen/diner.

**Kitchen/diner:**

**20'8" x 11'6" (6.3m x 3.5m)**

The kitchen comprises of grey cupboards with a wooden style worktop, gas hob, oven and extractor with laminate flooring & carpet in the diner, tiled walls and an entrance into the garden through UPVC double glazed patio doors.



**Bedroom one:**

**8'2" x 12'2" (2.5m x 3.7m)**

Carpet, UPVC double glazed window, radiator.

**Bedroom two:**

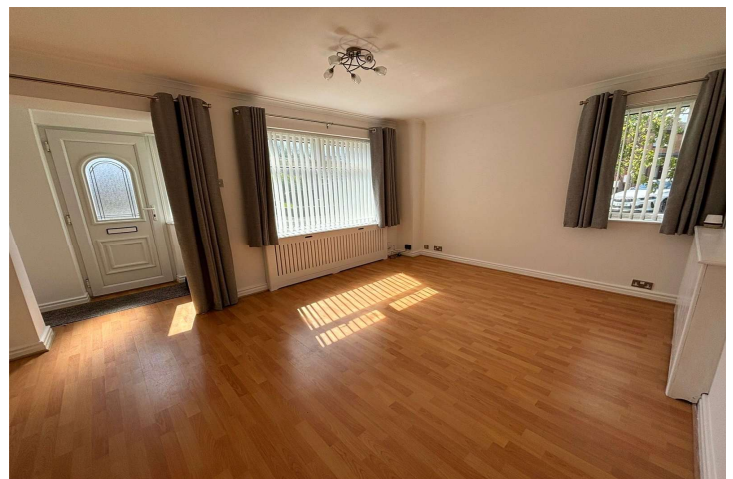
**9'10" x 12'6" (3m x 3.8m)**

Laminate flooring, UPVC double glazed window, radiator.

**Bedroom three:**

**11'2" x 8'2" (3.4m x 2.5m)**

Carpet, UPVC double glazed window, radiator.



**Bathroom:**

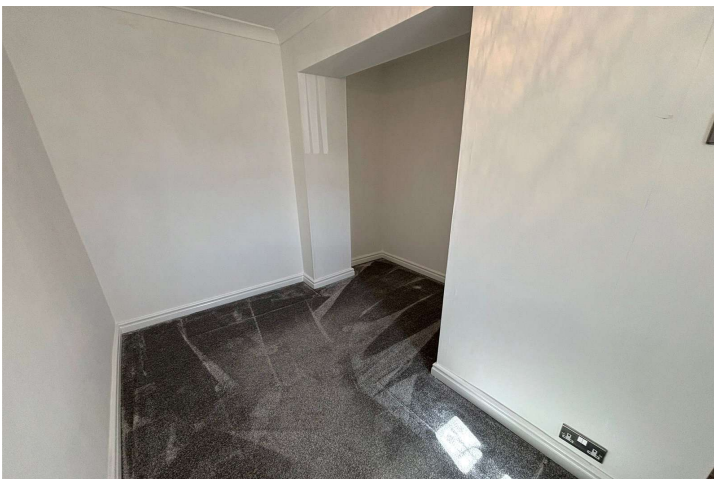
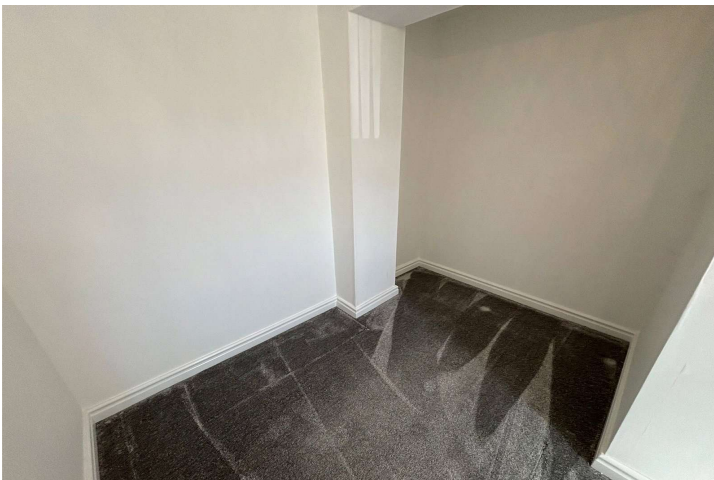
For additional information and full photo gallery please visit [www.holbrookandco.co.uk](http://www.holbrookandco.co.uk)



Tiles, shower over the bath, toilet and sink basin with tap.

**Disclaimer:**

Your home is at risk if you do not keep up repayments on your mortgage or other loans secured on it. It is now a legal requirement under the Estate Agents Act 1991, to establish what mortgage, if any, is required and to confirm the applicants ability to obtain this finance. If you need any help or advice over obtaining a mortgage, our mortgage department will be pleased to help and advise you on all Building Society or Bank mortgages without obligation. This service is available even if you are not buying via ourselves. Written quotations available on request. There is no charge for this service. Please note that all sizes have been measured with an electronic measuring tape and are approximations only. Under the terms of the property miss-descriptions act we are obliged to point out that none of the services described in these particulars have been tested by ourselves. We present these details of the property in good faith and they were accurate at the time at which we inspected the property. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of presentation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. To arrange an appointment to view this property, please contact us on 01429 856565, hours are Monday-Friday 9.00am-5.00pm and Saturday 9.00am-12.00pm.



**Material information:**

We are advised by the seller that the property has mains provide gas, electricity, water and drainage.

MAINTENANCE/SERVICE CHARGES-n/a

PARKING ARRANGEMENTS: Driveway

BROADBAND SPEED: The maximum speed for broadband in this area is shown by inputting the postcode at the following link here> [Broadband Speed Checker - UK's No.1 Broadband Speed](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For additional information and full photo gallery please visit

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