

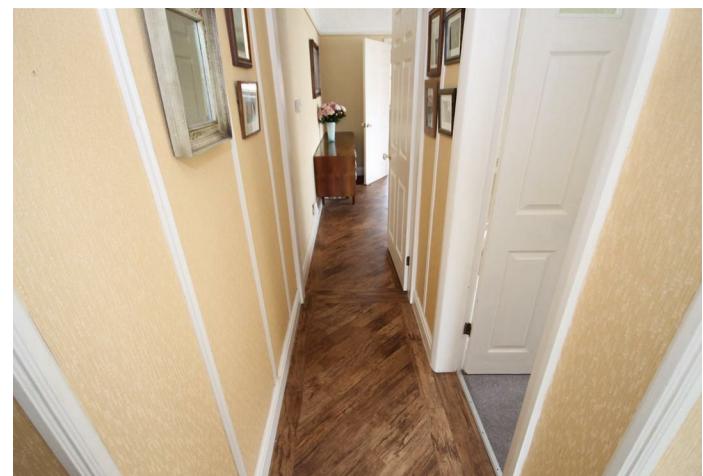


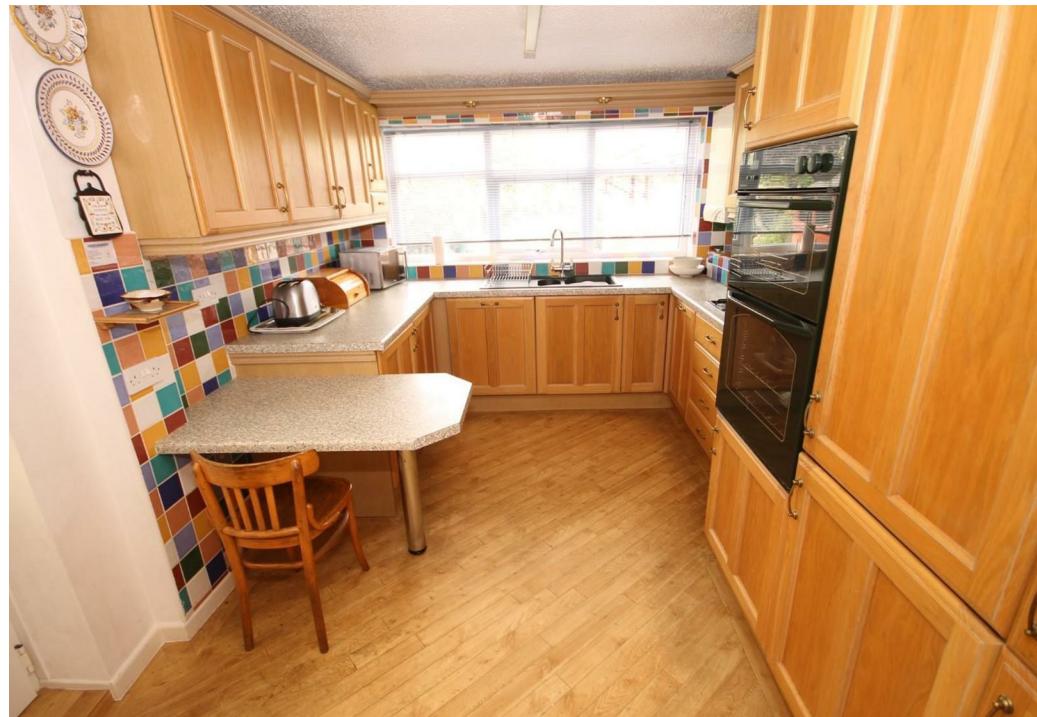
Berkeley Avenue, TS25 3DW
2 Bed - Bungalow - Semi Detached
£159,950

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Berkeley Avenue Hartlepool, TS25 3DW

*** NO CHAIN INVOLVED *** A rarely available two bedroom semi detached bungalow which offers spacious accommodation that benefits from TWO RECEPTION ROOMS. The bungalow has been enhanced by a conservatory extension to the rear, whilst further benefits include gas central heating and uPVC double glazing. An ideal purchase for those wanting to downsize but not compromise too much on space. The internal layout comprises: entrance hall with access to the bay fronted lounge which includes a feature fire surround with gas fire, the separate dining room leads through to kitchen which is fitted with 'oak' style units to base and wall level with built-in double oven, hob and extractor. The conservatory extension opens to the rear garden. The hall also provides access to both bedrooms and the shower room. Externally is a low maintenance front garden with a generous paved driveway to the side, leading to a larger than average garage. The enclosed rear garden enjoys a good degree of privacy.











ENTRANCE VESTIBULE

Accessed via uPVC double glazed side entrance door.

HALLWAY

Access to both reception rooms, bedrooms and shower room, hatch to loft space.

LOUNGE

13'4 x 12'10 (4.06m x 3.91m)

A pleasant lounge with uPVC double glazed bay window to the front aspect, attractive feature fire surround with gas fire, picture rail, coved ceiling, television point, convector radiator.

DINING ROOM

9'7 x 11'11 (2.92m x 3.63m)

Ideally situated off the kitchen with uPVC double glazed bay window to the side aspect, gas fire with 'marble' style hearth, useful storage cupboard, picture rail, coved ceiling, convector radiator.

KITCHEN

12'4 x 9'4 (3.76m x 2.84m)

Fitted with a range of 'oak' style units to base and wall level with contrasting 'granite' effect work surfaces incorporating an inset one and a half bowl single drainer sink unit with mixer tap, built-in electric double oven with separate four ring gas hob, extractor hood over, tiling to splashback, Ideal gas central heating boiler, concealed space for free standing fridge/freezer, concealed space for washing machine, breakfast bar area, pelmet above sink with down lighting, four drawer unit to base level, uPVC double glazed window to the rear aspect, radiator with cover included, uPVC double glazed door to the conservatory extension.

CONSERVATORY

12'1 x 9'2 (3.68m x 2.79m)

uPVC double glazed French doors with matching side screens opening to the rear garden, additional access from the master bedroom via uPVC double glazed French doors, wall lights, power points, double radiator.

BEDROOM ONE

11'11 x 11'3 (3.63m x 3.43m)

Attractive feature fire surround with inset cast iron gas fire, uPVC double glazed French doors with matching side screens into the conservatory, coved ceiling, single radiator.

BEDROOM TWO

12'4 x 7'11 (3.76m x 2.41m)

uPVC double glazed window to the front aspect, picture rail, coved ceiling, convector radiator.

SHOWER ROOM

Fitted with a three piece suite comprising: corner shower cubicle with Mira Sports shower, pedestal wash hand basin with chrome dual taps, low level WC, tiling to splashback, uPVC double glazed window to the side aspect, convector radiator.

OUTSIDE

The property features a low maintenance paved front garden with a raised privacy hedge. A long paved driveway runs alongside the bungalow and allows ample off road parking, whilst leading to the garage. The enclosed rear garden offers a high degree of privacy with lawn and patio area.

GARAGE

20'7 x 9'4 plus 5'8 x 9'4 (6.27m x 2.84m plus 1.73m x 2.84m)

Accessed via roller door to the front, personal door to the side, electric light, power points, workshop area to the rear with additional personal door.



Berkeley Avenue

Approximate Gross Internal Area

1145 sq ft - 106 sq m



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. Robinsions can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsions staff may benefit from referral incentives relating to these services.

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	





106 York Road, Hartlepool, TS26 9DE
Tel: 01429 891100
info@robinsonshartlepool.co.uk
www.robinsonsestateagents.co.uk



FINE & COUNTRY
[fineandcountry.com™](http://fineandcountry.com)

mortgage
CHOICE
from Robinsions