



*** NO CHAIN INVOLVED *** VACANT POSSESSION ASSURED *** A deceptively spacious THREE BEDROOM semi-detached property offering EXTENDED ACCOMMODATION with TWO RECEPTION ROOMS and first floor shower room. The home occupies a pleasant position with a generous rear garden, driveway and detached garage.

An ideal purchase for a first time buyer, young family or possible investment opportunity, with further features including gas central heating and uPVC double glazing. The internal layout comprises: entrance vestibule through to the bay fronted lounge which in turn leads through to an extended rear sitting/dining room with patio doors to the rear garden. The kitchen is fitted with units to base and wall level and includes a built-in oven, hob and extractor alongside an integrated fridge and freezer. To the first floor are three bedrooms and the modern upgraded shower room which incorporates a three piece suite and chrome fittings. Externally is a low maintenance front with double wrought iron gates opening to a paved driveway, allowing useful off street parking. A gate to the side opens to a further paved area which continues to the detached garage. The generous rear garden features lawn and paved areas with large storage shed included.

Avondale Gardens, Hartlepool, TS24 8NH

3 Bedroom - House - Semi-Detached

£87,950

EPC Rating: D

Tenure: Freehold

Council Tax Band: B



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GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via uPVC double glazed entrance door with matching side screen and fanlight above, stairs to the first floor, glazed internal door to the lounge.



LOUNGE

15'9 into bay x 11'6 (4.80m into bay x 3.51m)

uPVC double glazed curved bay window to the front aspect, feature fire surround with 'marble' style back and base, 'coal' effect electric fire, wall lights to each alcove, television point, curved single radiator to bay, glazed internal door to:



EXTENDED DINING ROOM/SECOND RECEPTION ROOM

18'8 x 14'7 max (5.69m x 4.45m max)

Double glazed patio doors to the rear garden, uPVC double glazed window to the side aspect, under stairs storage cupboard with Baxi gas central heating boiler and additional uPVC double glazed window, two wall lights, two single radiators, access to the kitchen.



KITCHEN

10'5 x 7'3 (3.18m x 2.21m)

Fitted with a range of units to base and wall level with contrasting roll-top work surfaces incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring gas hob above and extractor hood over, tiling to splashback, integrated fridge and separate freezer, recess with plumbing for washing machine, four drawer unit to base level, tiling to splashback, laminate flooring, two uPVC double glazed windows, uPVC double glazed side door, access to:



GUEST WC

Wall mounted WC, part panelled walls, uPVC double glazed window to the rear aspect, laminate flooring.

FIRST FLOOR

LANDING

uPVC double glazed window to the side aspect, hatch to loft space, access to three bedrooms and shower room.



BEDROOM ONE

13'7 into bay x 14'8 into alcove (4.14m into bay x 4.47m into alcove)

uPVC double glazed curved bay window to the front aspect, additional uPVC double glazed window, built-in wardrobes with matching drawers and dressing table, double radiator.

BEDROOM TWO

11' x 7' (3.35m x 2.13m)

uPVC double glazed window to the rear aspect, built-in storage cupboard, single radiator.

BEDROOM THREE

10'5 x 7'3 (3.18m x 2.21m)

Fitted wardrobes, uPVC double glazed window to the rear aspect, single radiator.

SHOWER ROOM/WC

Fitted with a modern three piece suite comprising: corner shower cubicle with chrome frame, twin glass panelled sliding doors and Mira Sports shower, pedestal wash hand basin with chrome mixer tap, close coupled WC, attractive 'marble' style panelling to walls, uPVC double glazed window to the side aspect, vinyl flooring, chrome heated towel radiator.

EXTERNALLY

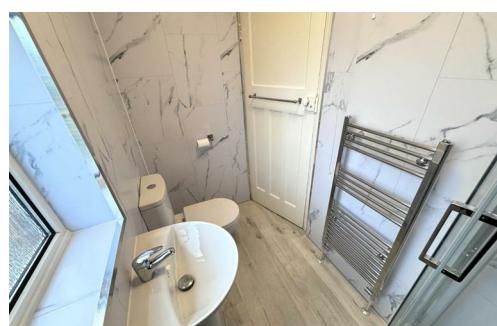
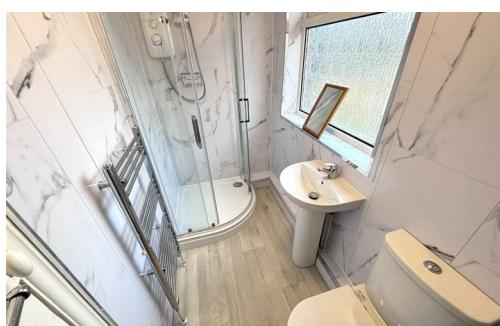
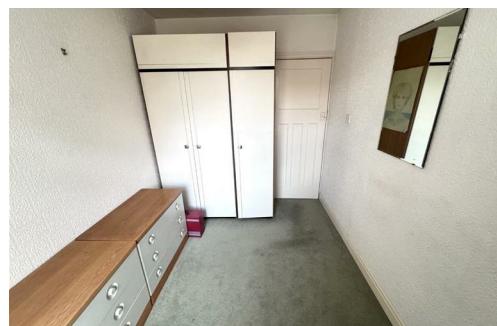
The property features a low maintenance block paved front, with double wrought iron gates opening to a paved driveway providing useful off street parking. A paved area continues alongside the property to the garage through to the rear garden with lawn and paved patio areas. A useful timber storage shed is included.

DETACHED GARAGE

Accessed via an up and over door to the front, personal door from the garden, glazed window to the side.

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.



Avondale Gardens, Hartlepool, TS24 8NH



Avondale Gardens

Approximate Gross Internal Area
909 sq ft - 84 sq m
(Excluding Garage)



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. We 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		EEA

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