



*****REDUCED*** NO CHAIN INVOLVED *** AVAILABLE IMMEDIATELY ***** A spacious three bedroom semi-detached property occupying a pleasant position on Greta Avenue in a popular area with the benefit of **TWO RECEPTION ROOMS & EXTENDED KITCHEN**. The home would suite a variety of buyers including first time buyers and young families with great potential and features including gas central heating and uPVC double glazing. An internal viewing comes recommended with a layout which briefly comprises: entrance hall with stairs to the first floor and access to both reception rooms which include modern fire surrounds and electric fires, the extended kitchen is fitted with a range of units to base and wall level with a built in double oven and hob. To the first floor are three bedrooms which are served by the shower room, incorporating a three piece suite. Externally are low maintenance gardens to the front and rear with a driveway providing useful off street parking whilst leading to the garage. Greta Avenue is well situated within close proximity of schools and amenities.

Greta Avenue, Hartlepool, TS25 5LE

3 Bedroom - House - Semi-Detached

£149,950

EPC Rating: C

Tenure: Freehold

Council Tax Band: C



**SMITH &
FRIENDS**
ESTATE AGENTS

Greta Avenue, Hartlepool, TS25 5LE



GROUND FLOOR

ENTRANCE HALL

Accessed via uPVC double glazed entrance door with uPVC double glazed side screens, stairs to the first floor with under stairs storage cupboard, fitted carpet, convector radiator.

BAY FRONTED LOUNGE

12'9 x 12'8 (3.89m x 3.86m)

uPVC double glazed curved bay window to the front aspect, modern fire surround and electric fire, fitted carpet, coving to ceiling, three convector radiators to the bay.

REAR RECEPTION ROOM

12'9 x 12'5 (3.89m x 3.78m)

uPVC double glazed window looking out to the rear garden, modern fire surround with electric fire, fitted carpet, double radiator.

EXTENDED KITCHEN

18'7 x 8'8 narrowing to 5'9 (5.66m x 2.64m narrowing to 1.75m)

Fitted with a range of oak style units to base and wall level with complimenting marble style work tops, incorporating an inset single drainer sink unit with mixer tap, built in double oven with four ring electric hob above, tiled splashback, downlighting, recess with plumbing for washing machine, space for free standing fridge/freezer, gas central heating boiler, three uPVC double glazed windows, uPVC double glazed door to the rear garden, tiled floor, convector radiator, additional single radiator.

FIRST FLOOR

LANDING

uPVC double glazed window to the side aspect, fitted carpet, access to bedrooms and shower room.

BEDROOM ONE

13'3 x 12'9 into wardrobes (4.04m x 3.89m into wardrobes)

uPVC double glazed bay window to the front aspect, built in wardrobe, cupboard, vanity area and overhead storage space, fitted carpet, three convector radiators to the bay.

BEDROOM TWO

12'5 x 12'9 into wardrobes (3.78m x 3.89m into wardrobes)

uPVC double glazed window overlooking the rear garden, built in wardrobe, cupboard, vanity area and overhead storage space, fitted carpet, single radiator.

BEDROOM THREE

7'7 x 6'00 (2.31m x 1.83m)

Ideal for a home office with worktop and shelving, uPVC double glazed window to the front aspect, fitted carpet, single radiator.

SHOWER ROOM

9'3 x 5'9 (2.82m x 1.75m)

Fitted with a three piece suite and chrome fittings comprising: corner shower cubicle with chrome shower and glass screen, pedestal wash hand basin with chrome dual taps, low level WC, tiled walls and flooring, two uPVC double glazed windows to the side aspect, single radiator, hatch to loft space.



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EXTERNALLY

The property features a low maintenance front garden with brick boundary wall and double wrought iron gates which open to a paved driveway, providing useful off street parking whilst leading to the garage. The enclosed rear garden should again prove to be low maintenance with flagstone paving, planted border, gated access and fenced boundaries.

GARAGE

Accessed via an up and over door to the front.



Greta Avenue
Approximate Gross Internal Area
1114 sq ft - 103 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. 2023

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		
(69-80) C	72	83
(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

