



Tunstall Avenue, TS26 8NF  
4 Bed - House - Semi-Detached  
Offers In Excess Of £270,000

Council Tax Band: D  
EPC Rating: F  
Tenure: Freehold

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS *Tees Valley*

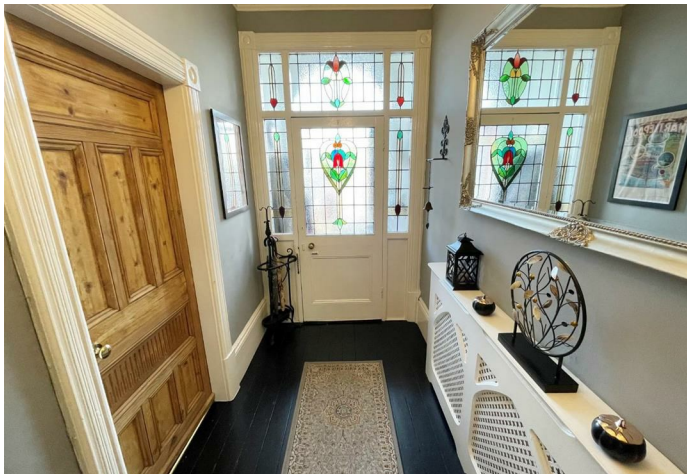
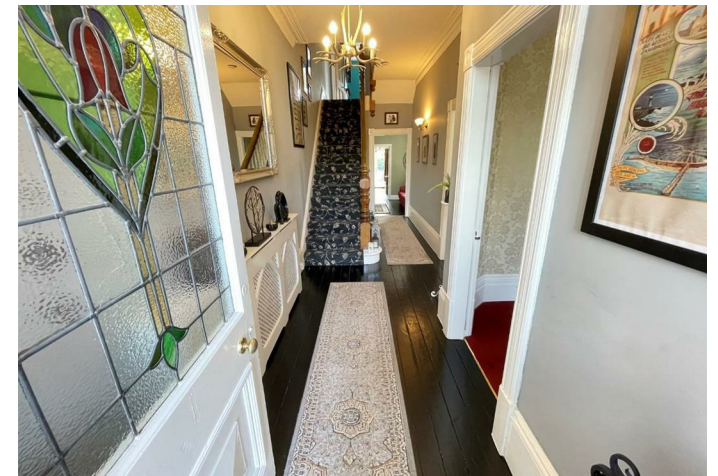


## Tunstall Avenue Hartlepool, TS26 8NF

WONDERFUL VICTORIAN SEMI DETACHED HOUSE EXTENSIVELY UPGRADED IN RECENT YEARS, CLEVERLY COMBINING ELEGANT PERIOD FEATURES WITH A CONTEMPORARY FINISH. Retaining many original attractions including cast iron fireplaces, stained glass windows, picture rail, coved cornicing, detailed mouldings and high skirting boards.

The accommodation comprises: entrance lobby into the inviting hallway, with wide turning staircase with feature newel post, front reception room with heavy timber character fireplace, sitting room with square corner bay window, snug/morning room with cast iron fireplace and split level luxury kitchen. The half landing gives access to bedroom three (with useful toilet and wash hand basin) and luxurious four piece family bathroom. The light and airy main landing services bedrooms one, two and four (which is currently used as a dressing room, with staircase to the fully boarded attic). Externally there are mature gardens, offering a high degree of privacy, and attached garage. This beautiful home is guaranteed to impress any potential buyers, viewing being absolutely essential.

Please contact Robinsons Tees Valley Hartlepool to arrange a viewing (in association with Smith & Friends).











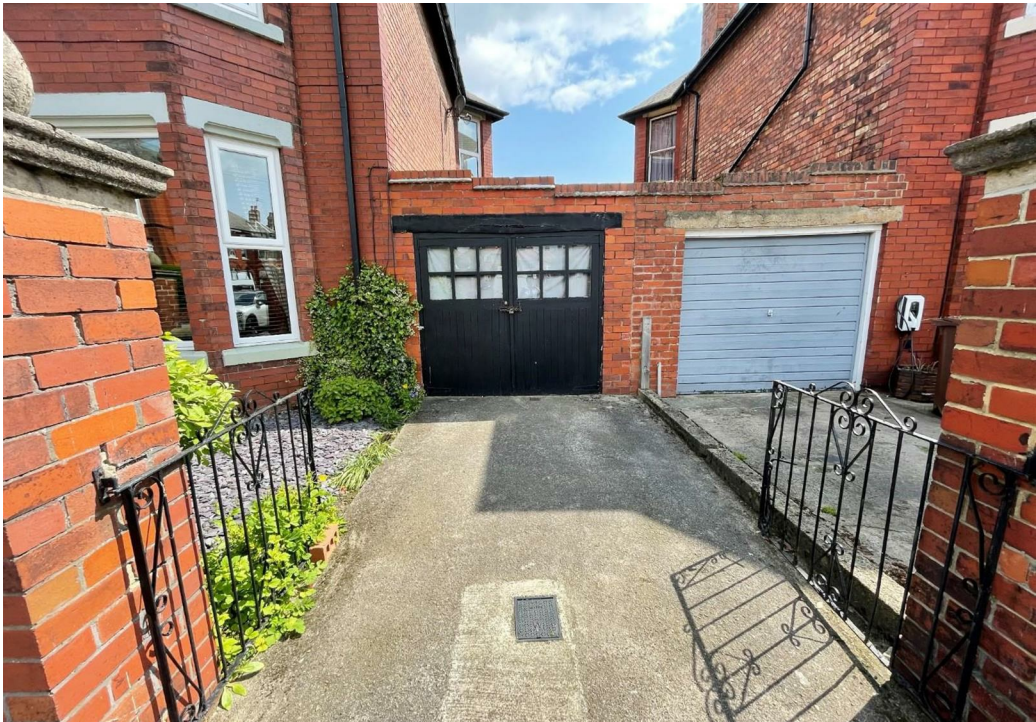




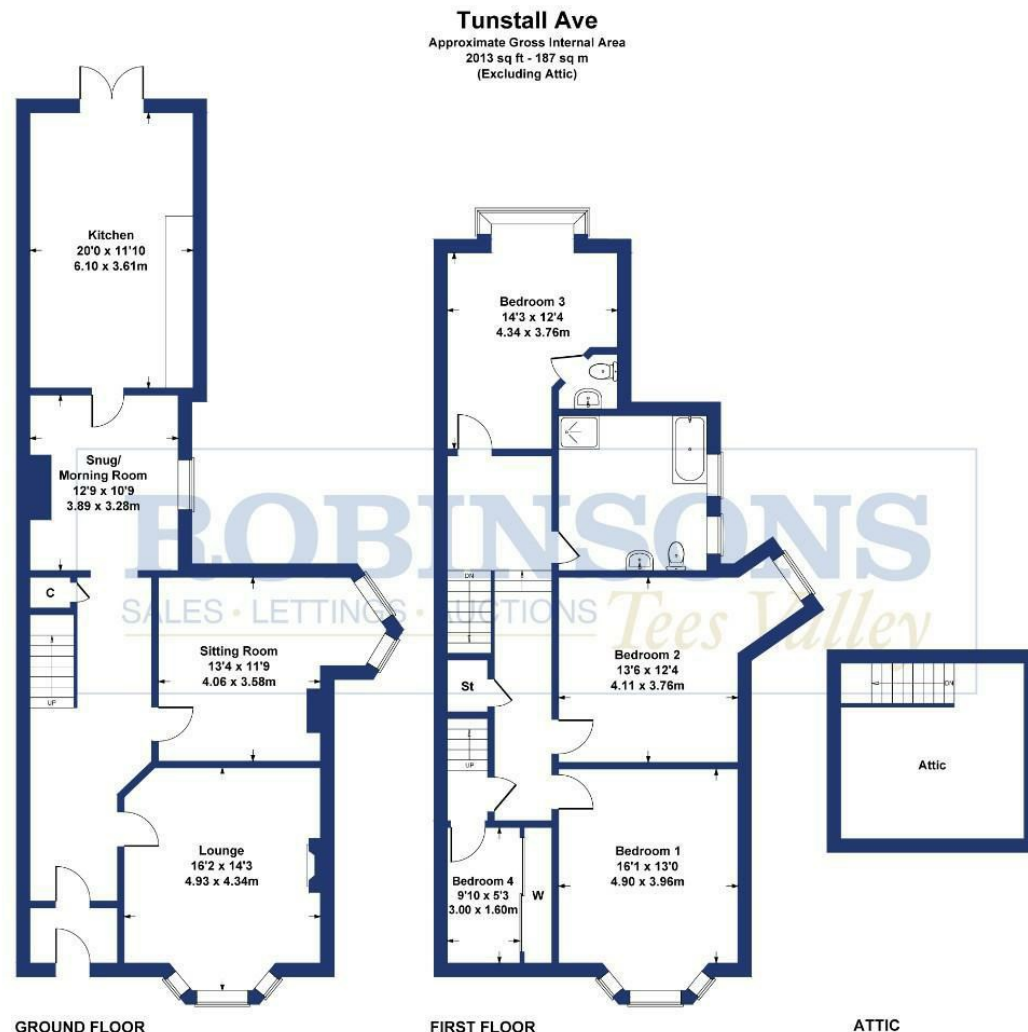












SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023



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

65

33

EU Directive  
2002/91/EC

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

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