



*** NO CHAIN INVOLVED *** A traditional THREE BEDROOM semi-detached property offering extended accommodation with TWO RECEPTION ROOMS, off street parking and generous rear garden. The home offers accommodation ideal for family requirements and features uPVC double glazing and gas central heating. An internal viewing comes recommended to appreciate the space on offer, with a layout which briefly comprises: entrance vestibule through to the bay fronted lounge and into a full width dining room which links to the kitchen. A useful utility room and bathroom complete the ground floor, whilst to the first floor are three bedrooms and a useful attic room, ideal for storage. Externally is a low maintenance front, with a block paved driveway allowing off street parking. Double gates to the side open to a further block paved area which continues alongside the property to the generous rear garden. Avondale Gardens is situated within a short stroll of Dyke House Academy, close to amenities and well situated for Hartlepool town centre.

Avondale Gardens, Hartlepool, TS24 8NH

3 Bedroom - House - Semi-Detached

£85,000

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 uPVC double glazed side screen and fanlight above, staircase to the first floor with newly fitted carpet, coving to ceiling, internal door to:



FRONT LOUNGE

15'10 x 11'6 (4.83m x 3.51m)

uPVC double glazed curved bay window to the front aspect, stripped wood flooring, dado rail, coving to ceiling, central ceiling rose, curved single radiator to the bay.

FULL WIDTH DINING ROOM

14'8 x 8' (4.47m x 2.44m)

A full width dining room which is ideally situated off the kitchen, with uPVC double glazed window to the side aspect, modern laminate flooring, coving to ceiling, central ceiling rose, under stairs storage cupboard with Worcester gas central heating boiler, single radiator, archway into the kitchen.



KITCHEN

13'2 x 8'9 (4.01m x 2.67m)

Fitted with a range of units to base and wall level with contrasting work surfaces incorporating an inset single drainer ceramic sink unit with mixer tap, integrated fridge and freezer, space for additional free standing appliances, tiling to splashback, 'laminate' effect vinyl flooring, uPVC double glazed window to the side aspect, coving and inset spot lighting to the ceiling, door to the utility.



UTILITY ROOM

6'5 x 5'1 (1.96m x 1.55m)

Fitted worktop with space below for appliances, uPVC double glazed window to the rear aspect, uPVC double glazed door to the side, coving to ceiling, access to the ground floor bathroom.

GROUND FLOOR BATHROOM/WC

7'9 x 6'5 (2.36m x 1.96m)

Fitted with a three piece suite comprising: panelled bath with mixer tap and shower attachment, pedestal wash hand basin with dual taps, low level WC, tiling and panelling to splashback areas, 'laminate' effect vinyl flooring, uPVC double glazed window to the rear aspect, coving to ceiling, heated towel radiator.



FIRST FLOOR

LANDING

uPVC double glazed window to the side aspect, newly fitted carpet.

BEDROOM ONE

13'5 x 11'6 (4.09m x 3.51m)

A good size master bedroom with laminate flooring, uPVC double glazed curved bay window to the front aspect, additional uPVC double glazed window to the front aspect, curved single radiator to the bay.



BEDROOM TWO

8' x 7'6 (2.44m x 2.29m)

uPVC double glazed window overlooking the rear garden, newly fitted carpet, single radiator.

BEDROOM THREE

8' x 6'9 (2.44m x 2.06m)

uPVC double glazed window overlooking the rear garden, newly fitted carpet, single radiator.

ATTIC ROOM

Accessed via the landing, double glazed 'Velux' style window to the rear aspect, eaves storage.

EXTERNALLY

The property features a low maintenance block paved driveway to the front allowing useful off street parking via double wrought iron gates. Double timber gates to the side lead through to an additional block paved area and in to the rear garden which is generous in size and includes a useful timber storage shed, planted areas, patio areas and fenced boundaries.

NB

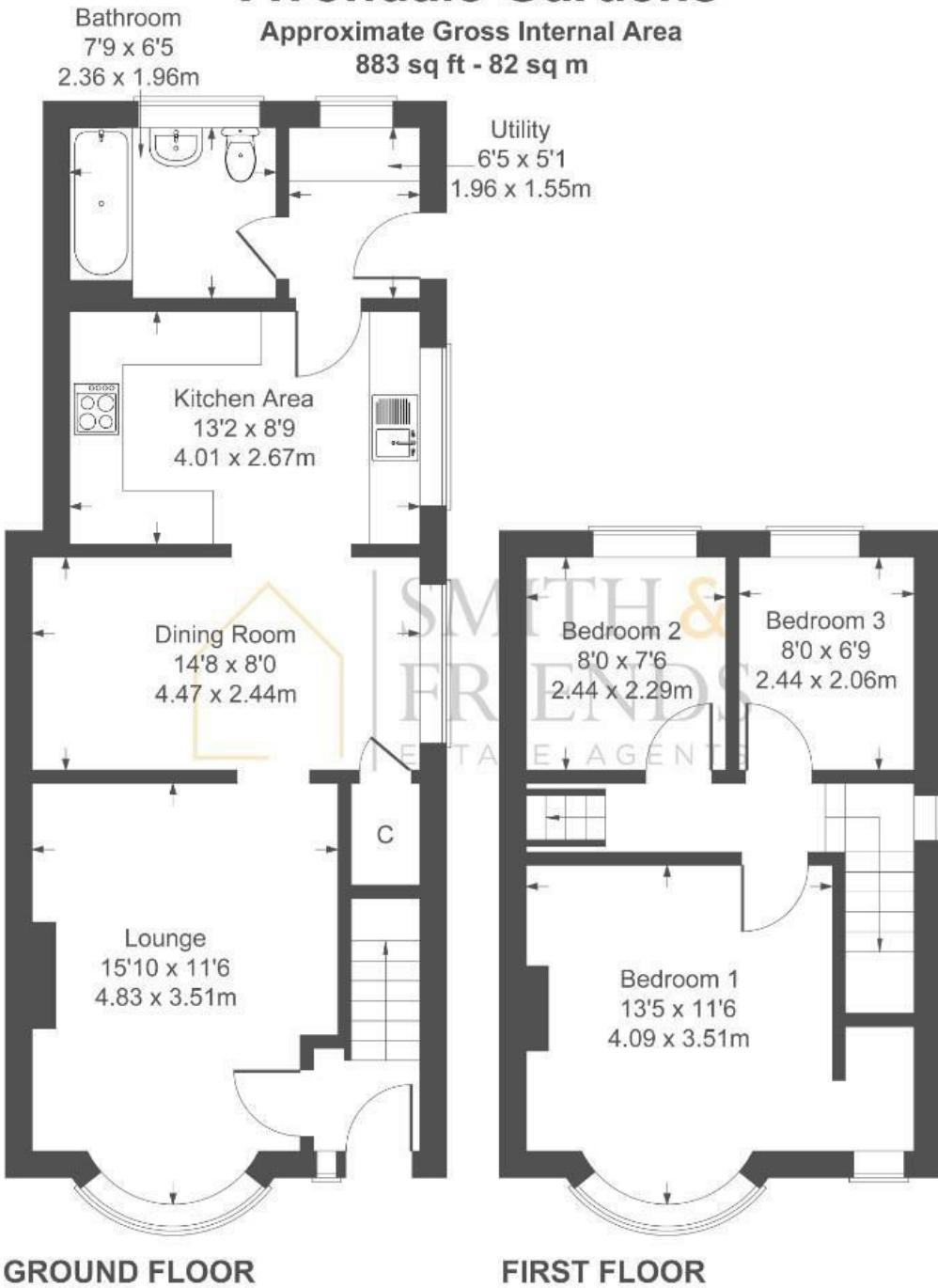
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



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

Avondale Gardens

Approximate Gross Internal Area
883 sq ft - 82 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

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.

106 York Road, Hartlepool, TS26 9DE
01429 891100
hartlepool@smith-and-friends.co.uk

www.smith-and-friends.co.uk



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