



Berkeley Avenue, TS25 3DW
3 Bed - House - Semi-Detached
Or Nearest Offer £135,000

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Berkeley Avenue Hartlepool, TS25 3DW

****WAS £140,000**** A much loved and well cared for three bedroom semi detached property occupying a prime position on the popular Berkeley Avenue. The home offers gardens to three sides with potential to further extend, whilst the current accommodation has been enhanced by a utility and conservatory extension. The property further benefits from a useful attic room which would be ideal for those working from home. Other pleasing features include gas central heating (via a recently fitted Baxi gas central heating boiler, installed 04/12/20 with a 7 year warranty), uPVC double glazing, driveway and separate garage. The internal layout comprises: entrance porch through to the entrance vestibule with stairs to the first floor and access to the bay fronted lounge which includes a feature fire surround and gas fire, the separate dining room gives access to both the kitchen and shower room, the kitchen is fitted with modern units to base and wall level and includes a range of free standing appliances. The shower room is fitted with a three piece suite and chrome fittings. A useful utility room extension leads through into the conservatory extension which allows a pleasant transition between the home and garden. To the first floor are three bedrooms, the master bedroom giving access to the loft room. Externally are well cared for and established gardens to the front and side, the enclosed rear garden should prove to be low maintenance, whilst a driveway and garage are located to the rear of the property with access via Mardale Avenue.











ENTRANCE PORCH

Accessed via uPVC double glazed French doors, fitted with modern laminate flooring, uPVC double glazed door through to the entrance vestibule.

ENTRANCE VESTIBULE

Stairs to the first floor, uPVC double glazed window to the side aspect, fitted carpet, double radiator.

LOUNGE 17'4 x 12'7 (5.28m x 3.84m)

A generous family lounge with uPVC double glazed bay window to the front aspect enjoying views of the front garden, attractive feature fire surround with inset gas fire, fitted carpet, television point, double radiator, access to the kitchen/diner.

DINING AREA 9'11 x 9'4 (3.02m x 2.84m)

Fitted with laminate flooring, uPVC double glazed window to the side aspect, useful storage cupboard housing Baxi gas central heating boiler, single radiator, access to kitchen area and ground floor shower room.

KITCHEN AREA 11'1 x 8'11 (3.38m x 2.72m)

Fitted with a modern range of units to base and wall level with brushed stainless steel handles and contrasting work surfaces incorporating an inset single drainer stainless steel sink unit with mixer tap, recess for gas cooker with illuminated three speed extractor hood over, tiling to splashback, recess with plumbing for washing machine (both appliances to be included), fitted three drawer unit to base level, modern laminate flooring, uPVC double glazed window into the conservatory, door to utility and conservatory.

UTILITY AREA 7'1 x 5' (2.16m x 1.52m)

Matching laminate flooring, space for free standing fridge/freezer which can be included in the asking price, uPVC double glazed window to the side aspect.

CONSERVATORY 12'7 x 5'10 (3.84m x 1.78m)

A pleasant conservatory extension with uPVC double glazed door to the rear garden, uPVC double glazed windows, modern laminate flooring, light and power points.

GROUND FLOOR SHOWER ROOM 12'1 x 5'4 (3.68m x 1.63m)

Fitted with a three piece suite comprising: corner shower cubicle with Triton shower, pedestal wash hand basin with dual taps, low level WC, tiling to walls, uPVC double glazed window to the rear aspect, storage cupboard, convector radiator.

FIRST FLOOR: LANDING

uPVC double glazed window to the side aspect, fitted carpet, access to:

BEDROOM 1 11'10 x 12'7 into alcove (3.61m x 3.84m into alcove)

A good sized master bedroom with uPVC double glazed window to the front aspect, built-in double storage cupboard with overhead storage space, fitted carpet, dado rail, double radiator, access to attic room.

ATTIC ROOM 15'9 x 10'4 (4.80m x 3.15m)

Offering a variety of use and ideal for those working from home with uPVC double glazed window to the side aspect, modern laminate flooring, eaves storage, light and power points.

BEDROOM 2 11'2 x 8'11 (3.40m x 2.72m)

uPVC double glazed window to the rear aspect, fitted carpet, dado rail, double radiator.

BEDROOM 3 7' x 6'6 (2.13m x 1.98m)

uPVC double glazed window to the rear aspect, fitted carpet, double radiator.

OUTSIDE

The property occupies a prime corner position with a beautifully established front garden incorporating a brick boundary wall with a generous side garden offering the possibility to extend, subject to the usual planning permissions. The side area incorporates a useful storage area and external water tap. The enclosed rear garden should prove to be low maintenance and includes a useful timber storage shed. A driveway to the rear of the property with access via Mardale Avenue provides useful off street parking in front of the garage with double wrought iron gates.

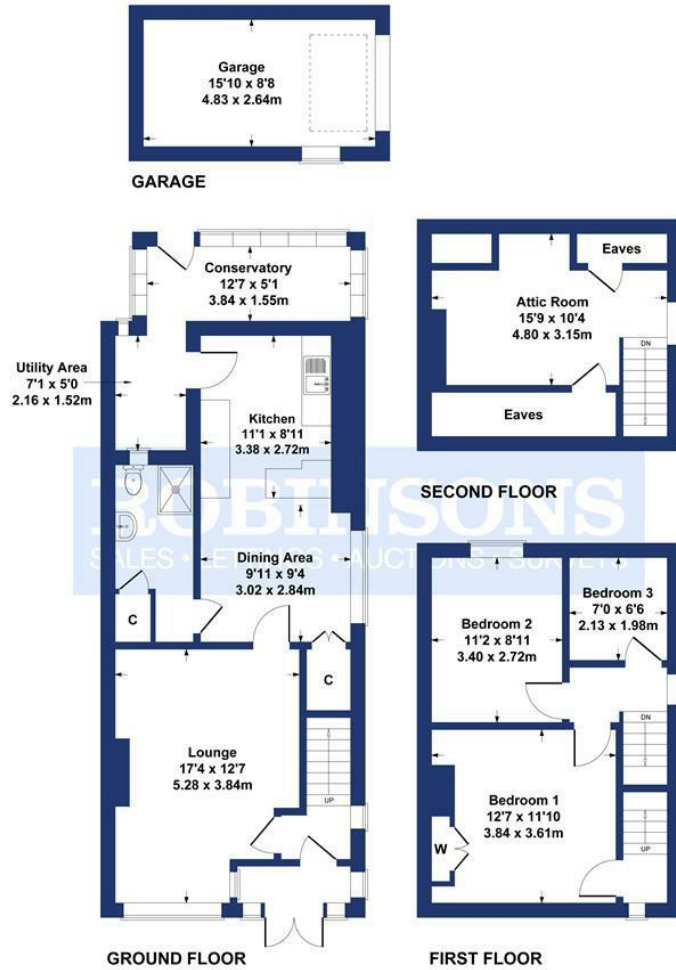
GARAGE 15'10 x 8'8 (4.83m x 2.64m)

Accessed via an up and over door.



Berkeley Avenue

Approximate Gross Internal Area
1384 sq ft - 129 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. 2021



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 can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons 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			73
(55-68) D			
(39-54) E		48	
(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

