



Northland Avenue, TS26 9PB  
4 Bed - House - Detached  
£375,000

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

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



**\*\* RARELY AVAILABLE \*\* CHAIN FREE \*\*** We are delighted to offer for sale this unique architect designed property which has undergone a comprehensive renovation programme over recent years and is well positioned within this quiet cul-de-sac. The current vendors have spared no expense in carrying out a series of improvements to provide stylish yet practical living accommodation which offers a contemporary finish with a versatile layout. Benefits include full kitchen/dining refurbishment completed in 2021, uPVC double glazing, gas central heating and in brief the spacious family accommodation comprises of: entrance vestibule, impressive reception hallway, ground floor WC, lounge with open fire in feature fireplace, second reception/study and a stunning open plan kitchen with a range of integrated appliances included. To the first floor there are four good sized bedrooms and a luxurious four piece family bathroom. Externally, the property enjoys a private walled garden to the rear and a good sized front garden, with a resin driveway providing access to a re-built detached double garage with remote controlled roller door. The garage could be converted into a granny flat due to building/wall plate height specifications (subject to local planning and consent). Immediate viewing is advised. Please contact Robinsons Tees Valley Hartlepool to arrange a viewing (in association with Smith & Friends).



## GROUND FLOOR

### ENTRANCE HALL

Solid oak front door with glass inserts, large storage cupboard, parquet flooring, return spindle staircase to first floor landing, uPVC double glazed window to rear on the half landing.

### CLOAKROOM/WC

White and chrome suite with low level WC, wash hand basin inset into the granite worktops and vanity storage, uPVC double glazed window to rear, Karndean flooring, radiator.

### STUDY/SECOND RECEPTION ROOM

11'11 x 8'9 (3.63m x 2.67m)

uPVC double glazed windows to front and side, radiator.

### LOUNGE

16'3 x 12 (4.95m x 3.66m)

uPVC double glazed French doors opening onto the rear garden, uPVC double glazed windows to rear and side, stunning feature fire surround with upstand, hearth and open fire.

### OPEN PLAN DINING KITCHEN

27' x 11' ( max) (8.23m' x 3.35m ( max))

Panelled doors with glass insets leading into the Dining Kitchen area which has been extensively refurbished in 2021 that includes a soundproofed and insulated ceiling.

DINING AREA: uPVC double glazed window to front, gas stove, Karndean flooring, radiator.

KITCHEN AREA: white 'shaker' style wall, base and drawer units with solid oak worktops, inset sink and drainer with mixer taps, five ring gas hob with enclosed illuminating extractor and electric fan assisted double oven. integrated 'Bosch' appliances include dishwasher, washing machine and fridge freezer, Karndean flooring throughout, uPVC double glazed windows to rear and side, two Velux windows and uPVC double glazed glass panelled door to rear.

## FIRST FLOOR LANDING

### BEDROOM 1 (front)

11'10" x 10'11" (3.63m x 3.33m)

uPVC double glazed windows to front and side aspects, spotlights, radiator.

### BEDROOM 2 (front)

12'8 x 12'6 (3.86m x 3.81m)

uPVC double glazed windows to front and side aspects, built-in storage, spotlights, radiator.

### BEDROOM 3 Rear)

12' x 11'4 (3.66m x 3.45m)

uPVC double glazed windows to rear and side, radiator.

### BEDROOM 4 (front)

8'2 x 6'10 (2.49m x 2.08m)

uPVC double glazed window to front, radiator.

### FAMILY BATHROOM/WC

Luxurious four piece bathroom suite, double width walk-in shower with Mira digitally controlled shower unit, panelled bath with mixer tap and shower attachment, 'his & hers' wash hand basins with vanity storage, low level WC, co-ordinated tiled walls and flooring, spotlights, heated towel rail.

### EXTERNALLY

Fully enclosed private rear garden featuring western red cedar fencing and a rendered wall. Ample off street parking for numerous cars which leads to a LARGE DETACHED DOUBLE GARAGE. Should the future vendors wish, the garage could be converted into a granny flat due to building/wall plate height specifications (subject to local planning and consent).

### 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.











# Northland Ave

Approximate Gross Internal Area  
1412 sq ft - 131 sq m



## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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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 |         |                         |
| England & Wales                             |         | 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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