



Browning Avenue, TS25 5PS
2 Bed - House - Semi-Detached
Asking Price £95,000

Council Tax Band: A
EPC Rating: E
Tenure: Freehold

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Browning Avenue, TS25 5PS

Offered with NO FORWARD CHAIN this well cared for bright and airy two bedroom semi detached house comes with viewing strongly recommended. Located in this popular Hartlepool location being within walking distance of local schools, shops and local amenities this lovely property would make an ideal first purchase.

The accommodation comprises of: entrance porch, hallway, through lounge/dining room, extended breakfast kitchen, side lobby with handy utility area and storage. To the first floor you will find two bedrooms and a bathroom.

Externally there are pleasant gardens with an open aspect to the rear and landscaped front garden.

ENTRANCE PORCH

uPVC double glazed glass panelled door, glass panelled door into hallway.

HALLWAY

Staircase to first floor landing, radiator, under stairs storage.

LOUNGE/DINING AREA

18'8 x 11'7 (5.69m x 3.53m)

uPVC double glazed window to front, living flame 'coal' effect electric fire with surround, two radiators, sliding patio doors opening onto the rear garden.

BREAKFAST KITCHEN

17'9 x 8'2 (5.41m x 2.49m)

Fitted with wall, base and drawer units with matching worktops, stainless steel sink and drainer with mixer tap, four ring electric hob with electric double oven and extractor, space for fridge and freezer, radiator, large storage cupboard, door to side lobby.

SIDE LOBBY

Useful enclosed area that gives access to both the front and rear of the property.

UTILITY

Accessed from the side lobby, base units with worktop and sink, plumbing for washing machine.

FIRST FLOOR

BEDROOM 1

19'11 x 9'9 (6.07m x 2.97m)

Two uPVC double glazed windows to front, fitted wardrobes, extra built-in storage, radiator.

BEDROOM 2

11'11 x 8'7 (3.63m x 2.62m)

uPVC double glazed window to rear, radiator.

FAMILY BATHROOM/WC

Panelled bath with shower over, pedestal wash hand basin, low level WC, co-ordinated tiled walls, radiator, uPVC double glazed window to rear.

EXTERNALLY

The enclosed rear garden affords a good degree of privacy, with a well maintained lawn, established borders, timber shed and patio area. The front garden has been landscaped for easier maintenance with decorative stones and block paving.

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.



Browning Ave

Approximate Gross Internal Area
960 sq ft - 89 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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Produced by Potterplans Ltd. 2022



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

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