REDUCEDNO CHAIN INVOLVED***A modern three bedroom terraced property occupying a pleasant position on Haswell Avenue with enclosed front and rear gardens. The home would make an ideal purchase for a first time buyer or young family, with modern kitchen, upgraded bathroom and useful en-suite wash room. The accommodation further features landscaped front and rear gardens, , uPVC double glazing and gas central heating, whilst in brief the layout comprises: entrance hallway through to the bay fronted open plan lounge and dining area, modern fitted kitchen and white and chrome family bathroom. To the first floor are three bedrooms, the master bedroom benefitting from a useful wash room which is fitted with a two piece white suite. Externally - Enclosed front and rear garden have been landscaped for easy maintenance. - Local schools and amenities are within a short stroll of the property.

Haswell Avenue, Hartlepool, TS25 5BP
3 Bed - House - Mid Terrace
£110,000
EPC Rating: D
Council Tax Band: A
Tenure: Freehold

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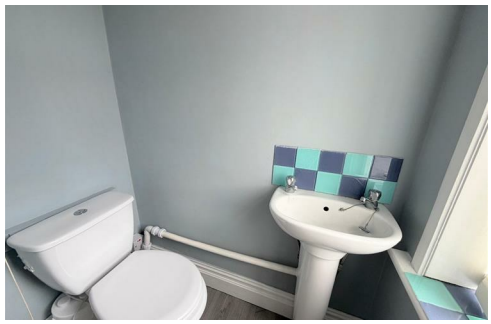
Haswell Avenue, Hartlepool, TS25 5BP



GROUND FLOOR

HALLWAY
uPVC DG front door, radiator and staircase to first floor.

OPEN PLAN LOUNGE / DINING AREA
12'9 x 11'4 (3.66m'2.74m x 3.35m'1.22m)
LOUNGE:12'9 x 11'4- uPVC DG bay window to front, living flame coal effect electric fire with surround, radiator and opening through to the dining area.

DINING AREA: 15'1 x 8'9 -uPVC DG French doors opening onto the rear garden and radiator. Under stairs storage cupboard

KITCHEN
10'2 x 8'1 (3.05m'0.61m x 2.44m'0.30m)
Fitted with a range of modern wall, base and drawer units with matching worktops, inset sink and drainer with mixer tap. Four ring electric hob, with illuminating extractor and fan assisted oven. Plumbing for washing machine and space for fridge freezer. UPVC DG window to rear .

FAMILY BATHROOM
White and chrome suite with panelled bath, pedestal wash hand basin and low level WC. UPVC uPVC DG window and radiator.

FIRST FLOOR

LANDING

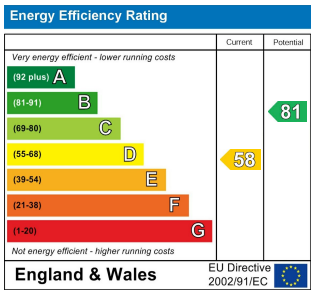
BEDROOM 1 (FRONT)
14'7 x 11'4 (4.27m'2.13m x 3.35m'1.22m)
uPVC DG window to front, and radiator.

TOILET
low level WC and wash hand basin

BEDROOM 2 (REAR)
11'1 x 9'1 (3.35m'0.30m x 2.74m'0.30m)
uPVC DG window, fitted wardrobes and radiator

BEDROOM (REAR)
9'2 x 7'3 (2.74m'0.61m x 2.13m'0.91m)
uPVC DG window and radiator.

EXTERNALLY
Enclosed front and rear garden have been landscaped for easy maintenance.



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. Smith & Friends Estate Agents can recommend financial services, surveying, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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