

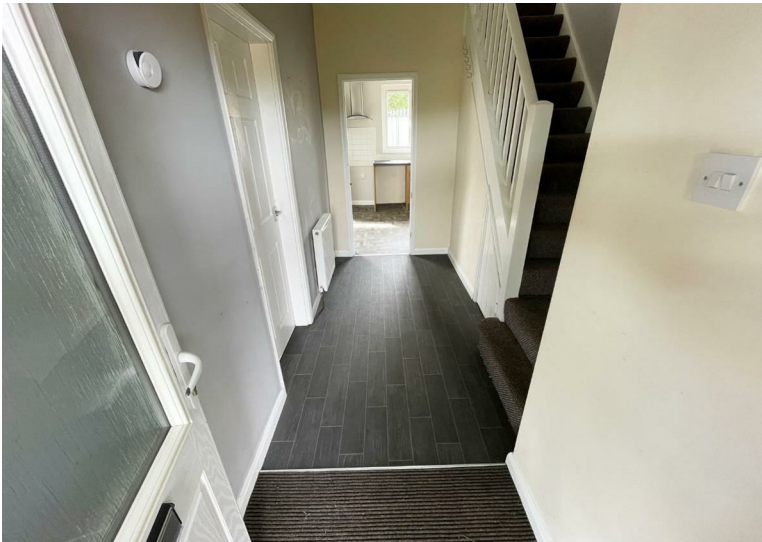


Miers Avenue, West View, TS24 9HH  
3 Bed - House - Semi-Detached  
£67,500

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

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

**\*\*\* NO CHAIN INVOLVED \*\*\* AVAILABLE IMMEDIATELY \*\*\*** A spacious and well proportioned **THREE BEDROOM** semi-detached property occupying a good size corner plot on Miers Avenue with gardens to three sides and useful off street parking. An ideal purchase for a buy to let investor with EICR and gas safety certificate. An early viewing comes highly recommended to appreciate this competitively priced property that further benefits from gas central heating and uPVC double glazing. The internal layout briefly comprises: spacious entrance hall with stairs to the first floor and access to a good size bay fronted lounge, the full width kitchen/diner incorporating a range of 'oak' style units to base and wall level with space for free standing appliances. To the first floor are three bedrooms, the master bedroom with ladder access to a large boarded loft space, ideal for storage purposes, they are served by the family bathroom which incorporates a three piece white suite and chrome fittings. Externally is a lawned front garden, with a driveway to the side for off street parking. A useful side storage area includes a storage shed and leads through to the rear garden. Miers Avenue is located off Winterbottom Avenue, close to schools and amenities. Please contact Robinsons Tees Valley Hartlepool to arrange a viewing (in association with Smith & Friends).





## GROUND FLOOR

### ENTRANCE HALL

Accessed via double glazed composite entrance door, fitted with 'laminate' effect vinyl flooring, stairs to the first floor with fitted carpet, small under stairs storage cupboard, convector radiator, useful cloaks cupboard/storage with uPVC double glazed window to the side aspect, vent for tumble dryer, Baxi Duo Tec gas central heating boiler.

### BAY FRONTED LOUNGE

15'6 x 12'2 (4.72m x 3.71m)

A good sized lounge with modern laminate flooring, uPVC double glazed window to the front aspect, convector radiator, access to:

### FULL WIDTH KITCHEN/DINER

19'3 x 8'9 (5.87m x 2.67m)

A generous full width kitchen/diner incorporating a range of 'oak' style units to base and wall level with contrasting work surfaces incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, recess for free standing cooker, with tiling to splashback and three speed extractor hood over, recess for additional appliance, space for free standing appliances including under stairs recess ideal for a fridge/freezer, three drawer unit to base level, two uPVC double glazed windows looking out to the rear garden, built-in electric cupboard, vinyl flooring, uPVC double glazed side door, convector radiator.

## FIRST FLOOR

### LANDING

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

### BEDROOM ONE

12'3 x 12' (3.73m x 3.66m)

uPVC double glazed window to the front aspect, built-in storage cupboard/wardrobe, fitted carpet, convector radiator.

### BEDROOM TWO

12'3 x 9'8 (3.73m x 2.95m)

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

### BEDROOM THREE

7'9 x 6'8 (2.36m x 2.03m)

uPVC double glazed window to the front aspect, fitted carpet, built-in storage cupboard, convector radiator.

### BATHROOM/WC

7'8 x 5'7 (2.34m x 1.70m)

Fitted with a three piece white suite and chrome fittings comprising: panelled bath with chrome mixer tap and shower attachment, pedestal wash hand basin with chrome mixer tap, close coupled WC, tiling to splashback, vinyl flooring, two uPVC double glazed windows to the rear aspect, extractor fan, convector radiator.

### EXTERNALLY

The property occupies a generous corner position, with lawned front garden, whilst a paved area to the side of the property provides useful off street parking. A gate to the side leads through to an enclosed area, ideal for storage, with timber storage shed included. The enclosed rear garden is predominantly lawned.

### NB

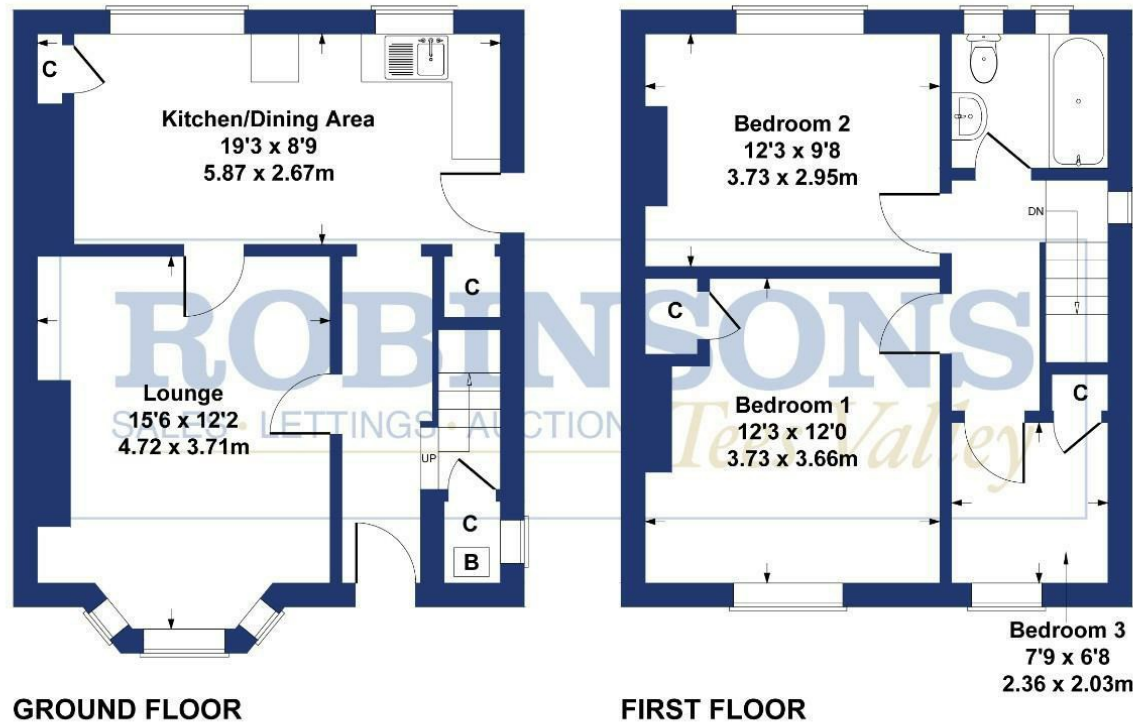
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.





# Miers Avenue

Approximate Gross Internal Area  
890 sq ft - 83 sq m

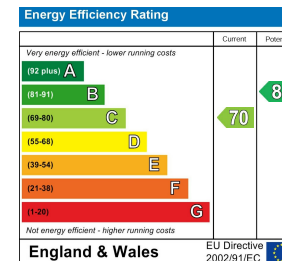


## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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Produced by Potterplans Ltd. 2023

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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