



**Kingsley Avenue, TS25 5JH**  
**2 Bed - House - Semi-Detached**  
**£162,950**

**EPC Rating: D**  
**Tenure: Freehold**  
**Council Tax Band: B**



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## Kingsley Avenue , Hartlepool, TS25 5JH

\*\*\* NO CHAIN INVOLVED \*\*\* A deceptively spacious and well positioned two bedroom semi-detached property offering accommodation with two reception rooms, extended kitchen, conservatory and useful attic room. The property sides onto playing fields to the side with a pleasant outlook and further benefits from useful off street parking, DOUBLE LENGTH GARAGE and good size rear garden. The home is warmed by gas central heating, features uPVC double glazing and briefly comprises; entrance hall with side access door, stairs to the first floor, and access to both reception rooms. The bay fronted lounge includes a feature fire surround and electric fire whilst the rear reception room links to kitchen and conservatory. To the first floor are two double bedrooms, the master with ladder access to a useful attic room, they are served by a modern wet room and separate shower room. Externally is a low maintenance front garden with a driveway running alongside the property to the double length garage. The enclosed rear garden is part lawned with paved and pebbled patio areas, enjoying a good degree of privacy. VIEWING RECOMMENDED.











## GROUND FLOOR

### ENTRANCE HALL

11'8 x 5'9 (3.56m x 1.75m)

Accessed via uPVC double glazed side entrance door with uPVC double glazed side screens, fitted with modern laminate flooring, turned stairs to the first floor with under stairs storage cupboard, coving to the ceiling, convector radiator, access to both reception rooms.

### FRONT LOUNGE

14'1 x 13'0 (4.29m x 3.96m)

A good size family lounge with uPVC double glazed bay window to the front aspect, feature fire surround with marble style back and base, inset electric fire, picture rail, coving to the ceiling, fitted carpet, convector radiator,

### REAR RECEPTION ROOM

14'6 x 8'9 (4.42m x 2.67m)

Offering a variety of use with uPVC double glazed French doors into the conservatory, door to the kitchen, modern laminate flooring, picture rail, coving to the ceiling, convector radiator.

### CONSERVATORY

7'9 x 7'0 (2.36m x 2.13m)

uPVC double glazed French doors and windows, fitted carpet, convector radiator.

### EXTENDED KITCHEN

11'3 x 9'7 (3.43m x 2.92m)

Fitted with a range of units to base and wall level with contrasting work surfaces, incorporating an inset single drainer, stainless steel sink with mixer tap, built in electric oven with four ring gas hob above and extractor over, tiled splashback, recess for washing machine and dryer, space for free standing fridge/freezer, laminate flooring, uPVC double glazed window to the side aspect, uPVC double glazed French doors to the rear garden, panelling and spot lights to the ceiling.

## FIRST FLOOR

### LANDING

Accessed via turned stairs with feature window to the front aspect, fitted carpet, dado rail, coving to the ceiling.

## BEDROOM ONE

11'11 x 11'3 (3.63m x 3.43m)

A good size master bedroom with uPVC double glazed window to the front aspect, built in wardrobes, fitted carpet, coving to the ceiling, convector radiator, hatch to attic room with pull down access ladder.

## BEDROOM TWO

9'10 x 9'0 (3.00m x 2.74m)

Built in double wardrobe, uPVC double glazed window to the rear aspect, fitted carpet, coving to the ceiling, convector radiator.

## ATTIC ROOM

11'2 x 9'5 (3.40m x 2.87m)

Large uPVC double glazed dormer style window with an open view of the playing fields, fitted carpet, lighting and sockets.

## WET ROOM

7'1 x 4'11 (2.16m x 1.50m)

Comprising; walk in shower area with chrome shower, pedestal wash hand basin with dual taps, low level WC, modern panelling to walls, grip flooring, uPVC double glazed window to the rear aspect, convector radiator.

## SEPARATE SHOWER ROOM

7'3 x 2'8 (2.21m x 0.81m)

Single shower cubicle with low level WC adjacent, tiled walls, uPVC double glazed window to the side aspect.

## EXTERNALLY

The property features a low maintenance front garden with boundary wall and paved driveway to the side, double wrought iron gates open to a further paved drive which continues alongside the property to the garage. The enclosed rear garden enjoys a good degree of privacy with paved, pebbled and lawned areas.

## DOUBLE LENGTH GARAGE

30'9 x 9'5 (9.37m x 2.87m)

Accessed to the front via roller door, uPVC double glazed side door, two uPVC double glazed windows, lighting, sockets and storage room to the rear.





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		
<b>England &amp; Wales</b>		
		EU Directive 2002/91/EC



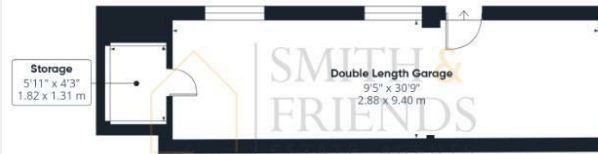
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

1320 ft<sup>2</sup>  
122.5 m<sup>2</sup>

Reduced headroom

29 ft<sup>2</sup>  
2.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

63 → 72

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 and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

106 York Road, Hartlepool, TS26 9DE  
Tel: 01429 891100  
hartlepool@smith-and-friends.co.uk  
www.smith-and-friends.co.uk



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