



Newlands Avenue, TS26 9NU
4 Bed - House - Semi-Detached
£279,999

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

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Newlands Avenue , Hartlepool, TS26 9NU

*** REDUCED *** An impressive FOUR BEDROOM semi-detached property offering significantly extended and upgraded accommodation ideal for family requirements. The home has been enhanced with a double storey extension to side, porch extension to the front and generous rear extension. The property occupies a prominent corner position with gardens to three sides, offers useful off street parking for three cars and includes a large external storage room/potential home gym or workshop. An internal viewing comes recommended to appreciate the space on offer with TWO RECEPTION ROOMS whilst current features include gas central heating, uPVC double glazing and electric car charger point.

The layout briefly comprises; entrance porch, through to the entrance hall with stairs to the first floor and access to a useful guest cloakroom/wc, the lounge includes and open fire and storage to both alcoves whilst the extended rear reception room measures over 21ft. The open plan kitchen/diner, incorporates a modern range of gloss units, includes a free standing cooking range and links to the utility room. To the first floor are FOUR BEDROOMS, with three generous doubles, the master being complimented with modern wall to wall wardrobes and large en-suite. The remaining bedrooms are served by the family bathroom which features a three piece suite and chrome fittings.

Externally is a low maintenance front which allows useful off street parking for three cars. The generous side garden offers a great place for entertaining with large patio, lawn and planted border. The rear garden should again prove to be low maintenance with additional patio and pebbled areas whilst leading to the large outhouse/storage room. Newlands Avenue is situated between Park Road and Elwick Road with easy access to schools and amenities.











GROUND FLOOR

ENTRANCE PORCH

9'5 x 4'3 (2.87m x 1.30m)

Accessed via uPVC double glazed entrance door, laminate flooring, uPVC double glazed window, cloaks area, oak internal day to the hall.

ENTRANCE HALL

9'2 x 7'1 (2.79m x 2.16m)

Turned stairs to the first floor with understairs storage cupboard, fitted carpet, coving and inset spot lights to the ceiling, oak internal doors, convector radiator.

GUEST CLOAKROOM/WC

5'4 x 2'8 (1.63m x 0.81m)

Fitted with a two piece white suite comprising; pedestal wash hand basin with dual taps, close coupled WC, tiled splashback, uPVC double glazed window to the rear aspect.

FRONT LOUNGE

15'4 x 11'3 (4.67m x 3.43m)

Bay with uPVC double glazed window, chimney breast with recessed open fire, storage and shelving to alcoves, fitted carpet, coving and inset spot lights to the ceiling, convector radiator.

EXTENDED REAR RECEPTION ROOM

21'2 x 12'0 (6.45m x 3.66m)

Offering ample seating and dining space with two uPVC double glazed windows, fitted carpet, inset spot lights to the ceiling, part coved ceiling, convector radiator.

KITCHEN/DINING ROOM

15'6 x 13'1 plus 8'11 x 8'5 (4.72m x 3.99m plus 2.72m x 2.57m)

Fitted with a modern range of gloss units to base and wall level with brushed stainless steel handles and contrasting work surfaces, recess for cooking range with tiled splashback and extractor over, attractive oak flooring, two uPVC double glazed windows, inset spot lighting to the ceiling, convector radiator. Additional kitchen area with matching units and worktop with an inset double stainless steel sink and modern spray mixer tap, recess for dryer, space for free standing fridge/freezer, matching oak flooring, uPVC double glazed window to the rear aspect and inset spot lights to the ceiling.

UTILTIY ROOM

12'10 x 5'7 (3.91m x 1.70m)

Fitted worktop with an inset single drainer stainless steel sink and dual taps, space for free standing appliances, gas central heating boiler, uPVC double glazed window to the front aspect, uPVC double glazed side door, matching oak flooring, two chrome heated towel radiators.

FIRST FLOOR

LANDING

Fitted worktop, coving to ceiling, oak internal doors.

BEDROOM ONE

15'1 x 11'1 (4.60m x 3.38m)

A generous master bedroom with uPVC double glazed window to the front aspect, modern wall to wall wardrobes, fitted carpet, convector radiator.

EN-SUITE SHOWER ROOM

12'11 x 6'1 (3.94m x 1.85m)

A spacious en-suite shower room which incorporates a three piece suite and chrome fittings comprising; double shower cubicle with glass panelled sliding door and overhead shower, inset wash hand basin with central mixer tap and vanity draws below, close coupled WC, tiling to splashback (full height to shower level), extractor fan, uPVC double glazed window to the front aspect, chrome heated towel radiator.

BEDROOM TWO

12'4 x 12'1 (3.76m x 3.68m)

A good size second bedroom with uPVC double glazed window to the front aspect, storage to alcove including study desk, fitted carpet, convector radiator.

BEDROOM THREE

13'4 x 11'0 (4.06m x 3.35m)

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

BEDROOM FOUR

10'0 x 7'2 (3.05m x 2.18m)

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

FAMILY BATHROOM

10'1 x 5'11 (3.07m x 1.80m)

Fitted with a three piece suite and chrome fittings comprising; panelled bath with mixer tap and shower attachment, protective glass shower screen, inset wash hand basin with central mixer tap and vanity draws below, close coupled WC, tiled splashback, uPVC double glazed window to the rear aspect, extractor fan, chrome heated towel radiator.

EXTERNALLY

Externally is a low maintenance front which allows useful off street parking for three cars, partly enclosed by a brick boundary wall. Electric car charger point to the front. The generous side garden offers a great place for entertaining with large patio, lawn, planted border and gated access. The rear garden should again prove to be low maintenance with additional patio and pebbled areas whilst leading to the large outhouse/storage room.

EXTERNAL STORE ROOM / PONTENTIAL GYM/WORKSHOP

Double doors, lighting and sockets.







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1679 ft²

156.1 m²

(1) Excluding balconies and terraces

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

GIRAFFE360

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		

68 74

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.

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