



***** NO CHAIN INVOLVED ***** A spacious semi-detached property occupying a pleasant position on Trentbrooke Avenue in a popular part of the Brooke Estate with a west facing rear garden. The home offers extended accommodation with a car port and additional two bedrooms above. An ideal purchase for family requirements with FIVE BEDROOMS and TWO RECEPTION ROOMS. An internal viewing comes recommended to appreciate the home's full potential, whilst current features include gas central heating and uPVC double glazing. The full layout comprises: entrance hall with stairs to the first floor, bay fronted lounge, rear reception room, kitchen, five bedrooms and the family bathroom which incorporates a three piece suite. Externally is a low maintenance front, offering useful off street parking with a car port leading through to the detached garage. The generous enclosed rear garden enjoys a westerly aspect with lawn and patio areas. Situated off Swalebrooke Avenue, close to Kingsley Primary School.

Trentbrooke Avenue, Hartlepool, TS25 5JN

5 Bedroom - House - Semi-Detached

£205,000

EPC Rating: D

Tenure: Freehold

Council Tax Band: C



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GROUND FLOOR

ENTRANCE HALL

Accessed via uPVC double glazed entrance door with matching side screen, staircase to the first floor with small under stairs storage cupboard, coving to ceiling, double radiator.

BAY FRONTED LOUNGE

12'9 x 13'6 (3.89m x 4.11m)

uPVC double glazed bay window to the front aspect, brick chimney with fire recess and television display area, coving to ceiling, double radiator to bay.

REAR RECEPTION ROOM

12'2 x 13'5 (3.71m x 4.09m)

uPVC double glazed French doors with matching side screens to the rear garden, modern wall mounted electric fire, coving to ceiling, two fitted wall lights, double radiator, serving hatch into the kitchen.

KITCHEN

11'5 x 8'4 (3.48m x 2.54m)

Fitted with a range of units to base and wall level with contrasting work surfaces incorporating an inset single drainer ceramic sink unit with chrome mixer tap, built-in electric oven with four ring hob above and extractor hood over, tiling to splashback, integrated fridge and freezer, recess for washing machine, integrated dishwasher, uPVC double glazed bow window to the rear aspect, useful storage cupboard.

FIRST FLOOR

LANDING

Hatch to loft space, access to:

BEDROOM ONE

13'4 x 11'5 (4.06m x 3.48m)

uPVC double glazed bay window to the front aspect, fitted wardrobes, dressing area and matching drawers, single radiator.

BEDROOM TWO

12'3 x 12'9 (3.73m x 3.89m)

A good size second bedroom with uPVC double glazed window overlooking the rear garden, fitted wardrobes with overhead storage space and dressing area, single radiator.

BEDROOM THREE

8'3 x 8'5 (2.51m x 2.57m)

uPVC double glazed window to the front aspect, single radiator.

BEDROOM FOUR

12'8 x 7' (3.86m x 2.13m)

uPVC double glazed window to the front aspect, single radiator.

BEDROOM FIVE

8'5 x 7' (2.57m x 2.13m)

uPVC double glazed window to the rear aspect, double radiator, sliding wardrobes, inset sink with dual taps and vanity cabinet below.

FAMILY BATHROOM/WC

8'5 x 6'11 (2.57m x 2.11m)

Fitted with a three piece suite comprising: panelled bath with dual taps and shower over, pedestal wash hand basin with dual taps, wall mounted WC, panelling and tiling to splashback, built-in storage cupboard, uPVC double glazed window to the rear aspect.

EXTERNALLY

The property features a low maintenance front which allows ample off street parking; a CAR PORT leads through to the DETACHED GARAGE. The generous west facing rear garden incorporates lawn and patio areas, with fenced boundaries and planted border.



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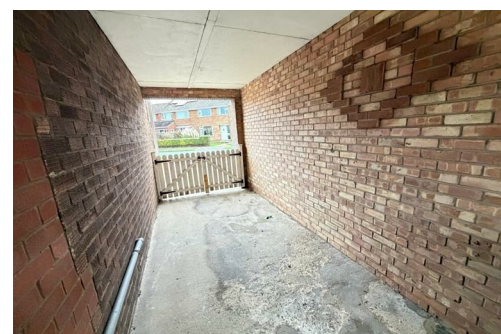
DETACHED GARAGE

16'1 x 8'6 (4.90m x 2.59m)

Accessed via double timber doors to the front, windows to the side and rear aspects.

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.



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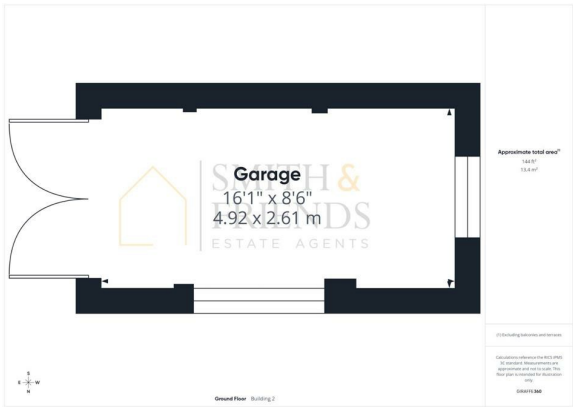
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Approximate total area⁽¹⁾
1108 ft²
103 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.

GIRAFFE 360



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. We 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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