



Clifton Avenue, TS26 9QP
6 Bed - House - Semi-Detached
£325,000

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

ROBINSONS
SALES • LETTINGS • AUCTIONS *Tees Valley*

Clifton Avenue Hartlepool, TS26 9QP

We are delighted to offer to the open market for sale this extended six bedroom period semi detached house which is spread over three floors. This home occupies a pleasant position in Clifton Avenue, with the rear garden also not being directly overlooked and offers a good degree of privacy. This extremely spacious home oozes character and has been tastefully upgraded while retaining many original features, including high skirting boards and deep coving. The alterations that have been done by the current owner have created a spacious and versatile layout that will appeal to family living.

The accommodation comprises: entrance vestibule, long entrance hall, lounge and second reception room/dining room which both have beautiful surrounds and 'coal' effect gas fires, outstanding kitchen/breakfast room which has been well fitted with cream 'country' style units and includes a 'range' style oven, this in turn leads to a rear lobby, utility and lovely snug with cloakroom/WC. To the first floor are four bedrooms (bedrooms one and two with 'Jack 'n' Jill' en-suite), family bathroom with separate WC, and storage cupboard. The second floor has a further two bedrooms and a second family bathroom with separate WC. The enclosed rear garden has been landscaped for easy maintenance, with artificial turf, a lovely paved patio area and raised flower beds. The 30' summerhouse is a lovely addition to the garden, which is already ideal for entertaining. To the front of the property is a concrete print driveway that gives ample off street parking and leads to the detached garage.

Please contact Robinsons Tees Valley Hartlepool to arrange a viewing (in association with Smith & Friends).











GROUND FLOOR

ENTRANCE VESTIBULE

Solid entrance door with glass side panels, glass panelled door into the hallway.

HALLWAY

Spindle staircase to first floor landing, radiator, under stairs storage cupboard and Karndean flooring.

LOUNGE 17' x 16'6 (5.18m x 5.03m)

uPVC double glazed bay window to front, living flame 'coal' effect gas fire with modern surround, radiator and archway through to:

SECOND RECEPTION ROOM/DINING ROOM 14'11 x 14'3 (4.55m x 4.34m)

uPVC double glazed French doors opening onto the rear garden, living flame 'coal' effect gas fire with surround, radiator and archway through to the kitchen.

BREAKFAST KITCHEN 15'4 x 12'4 (4.67m x 3.76m)

Fitted with a range of wall, base and drawer units with granite worktops, and centre island, inset sink and drainer, 'range' style freestanding cooker, space for fridge and freezer, built-in storage cupboards, uPVC double glazed bay window and radiator.

REAR LOBBY

uPVC double glazed glass panelled door giving side access, door to utility.

UTILITY

Plumbing for washing machine and dryer.

SNUG/THIRD RECEPTION ROOM 19'10 x 11'2 max (6.05m x 3.40m max)

uPVC double glazed French doors opening onto the rear garden, uPVC double glazed window to side, radiator and fire surround.

DOWNSTAIRS TOILET

Low level WC and wash hand basin.

FIRST FLOOR: HALF LANDING

BEDROOM (rear) 14'9 x 11'8 (4.50m x 3.56m)

uPVC double glazed window to rear and radiator.

SEPARATE TOILET

Low level WC.

FAMILY BATHROOM

White and chrome suite with freestanding bath, pedestal wash hand basin, co-ordinated tiled walls, uPVC double glazed window and heated towel rail.

FIRST FLOOR: MAIN LANDING

BEDROOM (rear) 14'3 x 14 (4.34m x 4.27m)

uPVC double glazed window to rear and radiator.

BEDROOM (front) 16'10 x 14'8 (5.13m x 4.47m)

uPVC double glazed bay window to front, built-in wardrobes and radiator.

'JACK 'N' JILL' EN-SUITE

Modern white and chrome suite with double width walk-in shower, wash hand basin with vanity storage and low level WC.

BEDROOM (front) 10'5 x 8' (3.18m x 2.44m)

uPVC double glazed window to front and radiator.

SECOND FLOOR LANDING

Storage cupboard.

BEDROOM (front) 13'8 x 11'10 (4.17m x 3.61m)

Velux window to front and radiator.

FAMILY BATHROOM

White and chrome suite with jacuzzi bath and spa shower over, pedestal wash hand basin, co-ordinated tiles walls, radiator and Velux window.

BEDROOM (rear) 14' x 13'9 max (4.27m x 4.19m max)

Velux window to rear and radiator.

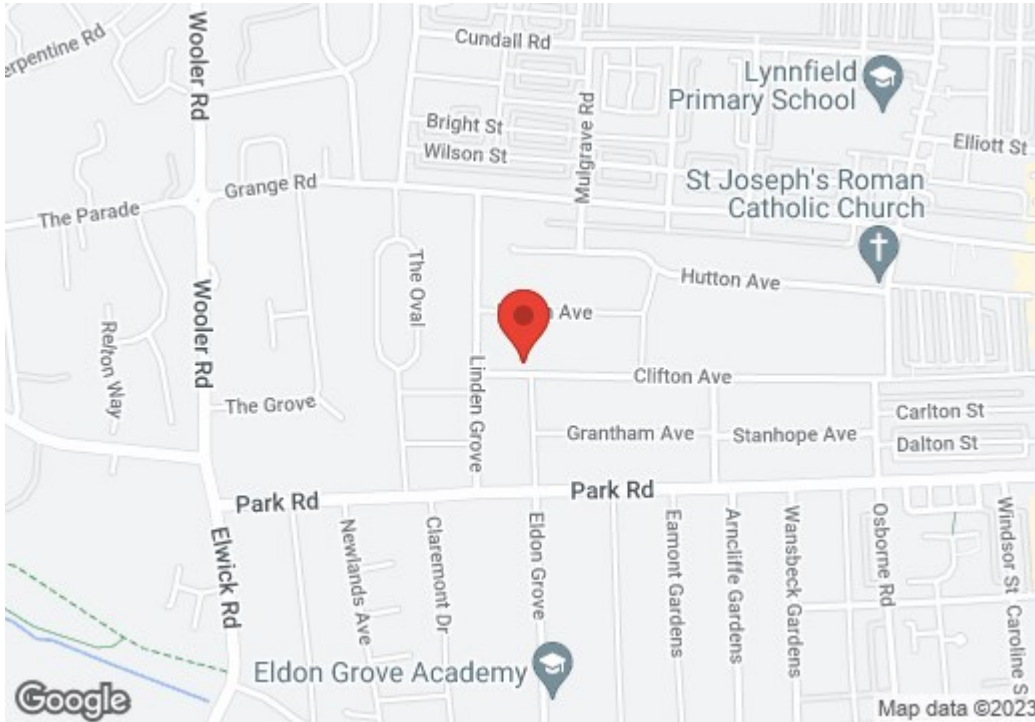
SEPARATE TOILET

Low level WC and wash hand basin.

EXTERNALLY

The enclosed rear garden has been landscaped for easy maintenance, with artificial turf, a lovely paved patio area and raised flower beds. The 30' summerhouse is a lovely addition to the garden, which is already ideal for entertaining. To the front of the property is a concrete print driveway that gives ample off street parking and leads to the DETACHED GARAGE.







SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their
sizes and locations, are approximate only. They cannot be regarded as
being a representation by the seller, nor their agent.
Produced by Potterplans Ltd. 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	61	
(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

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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