



**Stanhope Avenue, TS26 9QY**  
**5 Bed - House - Semi-Detached**  
**£299,950**

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



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# Stanhope Avenue Hartlepool TS26 9QY

A stunning FIVE BEDROOM semi-detached property offering beautifully upgraded and refurbished accommodation ideal for family requirements. Lovingly restored with careful consideration to protect the original character of the property, whilst adding quality fixtures and fittings with modern necessities including a superb kitchen/diner, impressive bathroom and luxurious en-suite. The home offers accommodation spread over three floors with TWO RECEPTION ROOMS, features brand new flooring, light fittings, new heating system, upgraded wiring and neutral decor throughout. An ideal purchase for those looking to move in without further expense.

The internal layout comprises: entrance lobby through to a deep entrance hall with stairs to the first floor and access to both reception rooms, the open plan kitchen/diner offers a great space for entertaining family and friends, whilst leading to the utility room and guest cloakroom/WC. To the first floor, from the half landing is access to the family bathroom which incorporates a beautiful suite and gold fittings, with separate WC. The main landing gives access to two large bedrooms, the master with a luxurious en-suite shower room. To the second floor are an additional three bedrooms, with two doubles and a smaller single. Totalling over 2200 Sq Ft with great flexibility for the growing family.

Externally is a recently landscaped, low maintenance front with a double width block paved driveway which leads to the attached garage with double timber doors. A gate to the side leads through to the generous enclosed rear garden which features a large patio area ideal for entertaining. Stanhope Avenue is conveniently located within a short stroll of schools, amenities and Hartlepool town centre. VIEWING RECOMMENDED.











## GROUND FLOOR

### ENTRANCE LOBBY

Accessed via large panelled entrance door with glazed fanlight above, built-in cloaks/shoe cupboard, quality upgraded flooring and panelling to walls, high coved ceiling, glazed internal door with matching fanlight above and side screens.

### ENTRANCE HALL 6'7 x 23'5 (2.01m x 7.14m)

A deep entrance hall which incorporates a beautiful spindled staircase to the first floor with ornate newel post, deep coving, feature archway, quality upgraded flooring to hall and stairs, matching panelling, 'column' style radiator, under stairs storage cupboard.

### FRONT LOUNGE 15'9 x 16'6 (4.80m x 5.03m)

A generous lounge with beautiful 'period' style fire surround, shelved alcove with downlighting and storage, large uPVC double glazed bay window to the front aspect, picture rail and ornate coving to ceiling, ornate central ceiling rose, brand new carpet, convector radiator.

### REAR RECEPTION ROOM 14'3 x 16'4 (4.34m x 4.98m)

Attractive period fire surround, built-in storage to alcoves, large uPVC double glazed bay window to the rear aspect, brand new carpet, picture rail, deep coving to ceiling, ornate central ceiling rose, convector radiator.

### OPEN PLAN KITCHEN/DINING ROOM 10'11 x 21'8 (3.33m x 6.60m)

#### DINING AREA

Quality upgraded flooring, uPVC double glazed door to the rear garden, built-in storage/pantry cupboard to alcove, inset spotlighting to the ceiling, modern vertical panelled radiator.

#### KITCHEN AREA

Fitted with a quality range of units to base and wall level with complementing work surfaces and matching splashback incorporating an inset one and a half bowl sink with mixer tap, recess with Beko cooking range included, three speed extractor hood over, recess for 'American' style fridge/freezer with overhead storage space, matching upgraded flooring, uPVC double glazed window to the side aspect, inset spotlighting to the ceiling, modern wall mounted vertical radiator.

### UTILITY AREA 4'8 x 12'6 (1.42m x 3.81m)

Matching flooring and worktop with splashback, space for three appliances below including plumbing for washing machine, eye-level units, uPVC double glazed window to the rear aspect, uPVC double glazed French doors with matching fanlight above to the rear garden, inset spotlights to the ceiling, walk-in storage cupboard, access to:

### GUEST CLOAKROOM/WC

Fitted with a concealed WC with vanity area above.

## FIRST FLOOR

### HALF LANDING

Access to the main bathroom, matching panelling and carpet to stairs area.

### FAMILY BATHROOM 9'2 x 9'1 (2.79m x 2.77m)

Fitted with a beautiful three piece suite and gold fittings comprising: roll-top style bath with central mixer tap and shower attachment, corner shower cubicle with gold frame, twin glass panelled sliding doors and overhead shower with separate attachment, inset wash hand basin with central mixer tap and vanity cabinet below, attractive panelling to shower splashback, uPVC double glazed window to the rear aspect, built-in storage cupboard, gold heated towel radiator, hatch to loft space.

### SEPARATE WC

Fitted with a concealed WC with vanity area above, uPVC double glazed window, gold heated towel radiator.

### MAIN LANDING 6'5 x 15'1 (1.96m x 4.60m)

Matching panelling and carpet, convector radiator, access to bedrooms one and two.

### BEDROOM ONE 20' x 9'9 excl bay window (6.10m x 2.97m excl bay window)

A large master bedroom with uPVC double glazed bay window to the front aspect, additional uPVC double glazed window to the front aspect, brand new carpet, feature panelling and picture rail, two convector radiators, access to:

### EN-SUITE SHOWER ROOM/WC 14'5 x 4' (4.39m x 1.22m)

Fitted with a beautiful four piece suite comprising: 'his & hers' wash hand basins with gold central mixer taps and vanity cabinets below, large walk-in shower with protective glass shower screen and overhead shower with separate attachment, low level WC, attractive panelling to shower splashback, picture rail, gold heated towel radiator.

### BEDROOM TWO 14'4 x 14'3 (4.37m x 4.34m)

Attractive 'period' style fire surround, uPVC double glazed windows to the side and rear aspects, brand new carpet, picture rail, deep coving to ceiling, convector radiator.

## SECOND FLOOR

### HALF LANDING

Matching panelling and carpet, double glazed 'Velux' style window over.

### MAIN LANDING

Built-in storage cupboard, access to additional three bedrooms.

### BEDROOM THREE 13'4 x 11'6 (4.06m x 3.51m)

'Dormer' style window to the front aspect, cast iron period fire surround, built-in storage cupboard, eaves storage, brand new carpet, convector radiator.

### BEDROOM FOUR 13' x 11'6 (3.96m x 3.51m)

uPVC double glazed window to the side aspect, 'period' style cast iron fire surround, eaves storage, brand new carpet, convector radiator.

### BEDROOM FIVE 6'5 x 8'3 (1.96m x 2.51m)

Single bedroom with double glazed 'Velux' style window to the front aspect, eaves storage, brand new fitted carpet, convector radiator.

## EXTERNALLY

The property features a low maintenance and attractively landscaped front, with a double width block paved driveway in front of the garage providing useful off street parking. A gate to the side leads through to the enclosed rear garden, with a generous patio area, ideal for entertaining. A turned over soil area offers great flexibility for a prospective buyer to add their own personal touches.

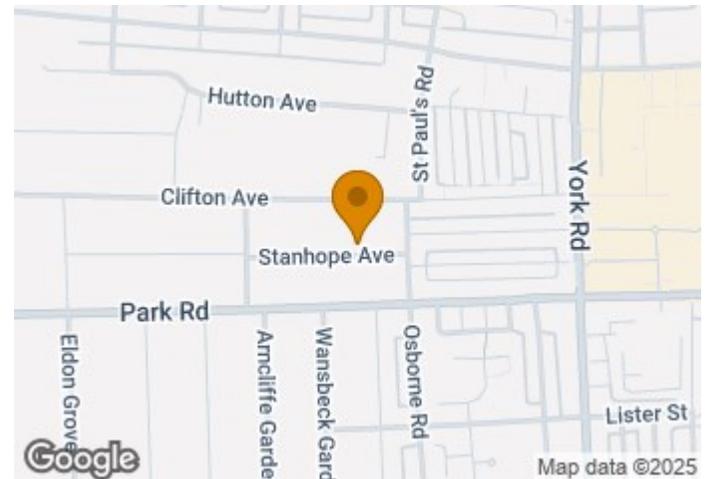
### ATTACHED GARAGE 10'1 x 15'6 (3.07m x 4.72m)

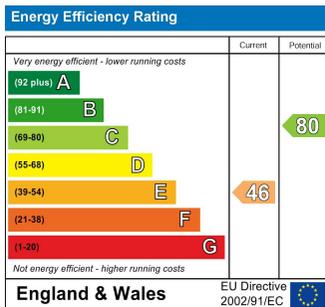
Brand new roof and double timber doors to both the front and rear aspects, lighting and power points.

## 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.







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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