



*** BUILDERS PART EXCHANGE PROPERTY *** A well positioned THREE BEDROOM semi-detached property which would make an ideal purchase for a first time buyer, young family or possible investment opportunity. The home features well proportioned rooms and benefits from gas central heating, uPVC double glazing, useful off street parking and generous rear garden. Located at the bottom end of Wordsworth Avenue, just off Heathfield Drive, and within close proximity of both schools and amenities. The internal layout comprises: entrance vestibule with stairs to the first floor, spacious lounge, full width kitchen/diner, three good size bedrooms and the family bathroom which incorporates a three piece white suite and chrome fittings. Externally is a block paved front, allowing useful off street parking, whilst the generous enclosed rear garden incorporates patio and lawned areas.

Wordsworth Avenue, Hartlepool, TS25

5NG

3 Bed - House - Semi-Detached

£90,000

EPC Rating: D

Council Tax Band: A



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GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via uPVC double glazed entrance door to the side, stairs to the first floor, fitted carpet, single radiator.

LOUNGE

17'4 x 11'2 (5.28m x 3.40m)

Two uPVC double glazed windows allowing a good degree of natural light, inset gas fire, fitted carpet, coving to ceiling, wall mounted television point, useful under stairs storage cupboard, single radiator, access to:



FULL WIDTH KITCHEN/DINER

20'8 x 8'9 (6.30m x 2.67m)

Fitted with a range of units to base and wall level with contrasting work surfaces incorporating an inset single drainer sink unit with mixer tap, built-in electric oven with separate four ring gas hob and extractor hood over, tiling to splashback, recess with plumbing for washing machine, space for free standing fridge/freezer and dryer, wall mounted gas central heating boiler, four drawer unit to base level, laminate flooring, uPVC double glazed window to the rear aspect, uPVC double glazed French doors with matching side screens to the rear, coving to ceiling, single radiator.



FIRST FLOOR

LANDING

Access via turned staircase with uPVC double glazed window to the side aspect, fitted carpet, hatch to loft space via pull down ladder. The loft has power, light, sockets and Velux window.



BEDROOM ONE

11'2 x 10'6 (3.40m x 3.20m)

Built-in storage cupboard, uPVC double glazed window to the front aspect, fitted carpet, coving to ceiling, single radiator.



BEDROOM TWO

12' x 8'9 (3.66m x 2.67m)

uPVC double glazed window overlooking the rear garden, fitted carpet, coving to ceiling, single radiator.



BEDROOM THREE

8'9 x 8'5 (2.67m x 2.57m)

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

BATHROOM/WC

9'9 x 5'5 (2.97m x 1.65m)

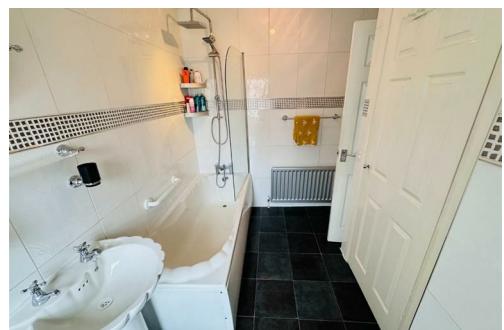
Fitted with a three piece white suite comprising: panelled bath with chrome mixer tap and chrome mains shower over with separate attachment, pedestal wash hand basin with chrome dual taps, low level WC, tiling to walls and flooring, useful built-in storage cupboard, uPVC double glazed window, single radiator.

EXTERNALLY

The property is approached by a block paved driveway allowing useful off street parking, with brick boundary wall to the front. A gate to the side of the property leads through to the generous enclosed rear garden which incorporates a block paved patio, lawn and fenced boundaries.

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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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D		65
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

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