



Torquay Avenue, TS25 3DT
3 Bed - House
Asking Price £132,500

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



**SMITH &
FRIENDS**
ESTATE AGENTS

Torquay Avenue Hartlepool TS25 3DT

*** REDUCED *** A spacious and well proportioned three bedroom end terraced property occupying a generous corner plot with extended accommodation which features a garden room to the rear and garage extension to the side. The home offers an opportunity for a first time buyer or growing family and features a modern four piece bathroom, good size bedrooms, gas central heating, uPVC double glazing and large rear garden with potential for off street parking. An internal viewing comes recommended to appreciate the space and undoubted potential on offer. The full layout comprises; entrance hall with stairs to the first floor, generous dual aspect lounge/dining room with multi-fuel log burner and French doors to the a small garden room at the rear. The kitchen links to a useful guest cloakroom/WC and features an integral door to the garage. To the first floor are three good size bedrooms and an enhanced bathroom which incorporates a four piece suite and chrome fittings. Externally are gardens to the front and rear with ample scope to further extend (subject to planning), external workshop and paved area for potential off street parking via double gates. Torquay Avenue is located within close proximity of both schools and amenities.











GROUND FLOOR

ENTRANCE HALL

7'3 x 6'2 (2.21m x 1.88m)

Accessed via uPVC double glazed entrance door, stairs to the first floor, door into the kitchen.

DUAL ASPECT LOUNGE

21'1 x 12'4 (6.43m x 3.76m)

A spacious dual aspect family lounge with uPVC double glazed bow window to the front aspect and uPVC double glazed French doors to the garden room, recessed multi-fuel log burner with oak mantle above, two double radiators.

SMALL GARDEN ROOM

10'5 x 7'2 (3.18m x 2.18m)

uPVC double glazed windows and French doors to the rear garden.

KITCHEN

12'10 x 12'8 (3.91m x 3.86m)

Fitted with a range of units to base and wall level with contrasting work surfaces, incorporating an inset single drainer sink with mixer tap, recess for cooking range, tiled splashback, recess for wash machine and additional appliance, Ideal logic combi boiler, uPVC double glazed window to the rear aspect, uPVC double glazed integral door to the garage, understairs storage cupboard, mock beam ceiling, laminate flooring.

GUEST CLOAKROOM/WC

6'5 x 5'0 (1.96m x 1.52m)

Fitted with a two piece suite comprising; pedestal wash hand basin with mixer tap, low level WC, tiled splashback, laminate flooring, uPVC double glazed window to the side aspect, convector radiator.

FIRST FLOOR

LANDING

uPVC double glazed window to the rear aspect, hatch to loft space.

BEDROOM ONE

12'5 x 10'10 (3.78m x 3.30m)

A good size master bedroom with uPVC double glazed

window to the front aspect, built in storage cupboard, double radiator.

BEDROOM TWO

11'9 x 7'4 (3.58m x 2.24m)

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

BEDROOM THREE

9'11 x 9'5 (3.02m x 2.87m)

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

FAMILY BATHROOM

11'11 x 5'4 (3.63m x 1.63m)

Fitted with a modern four piece suite and chrome fittings comprising; panelled bath with mixer tap, separate walk in shower with chrome overhead shower, separate attachment and protective glass screen, oversized inset wash hand basin with central mixer tap and vanity cabinets below, matching mirror above, close coupled WC, tiled walls and flooring, column style radiator with chrome rail, uPVC double glazed window to the rear aspect, inset spot lights to the ceiling.

EXTERNALLY

The property occupies a prominent corner plot with a generous enclosed rear garden with double gates opening to provide off street parking/hard standing space whilst leading to the garage and workshop.

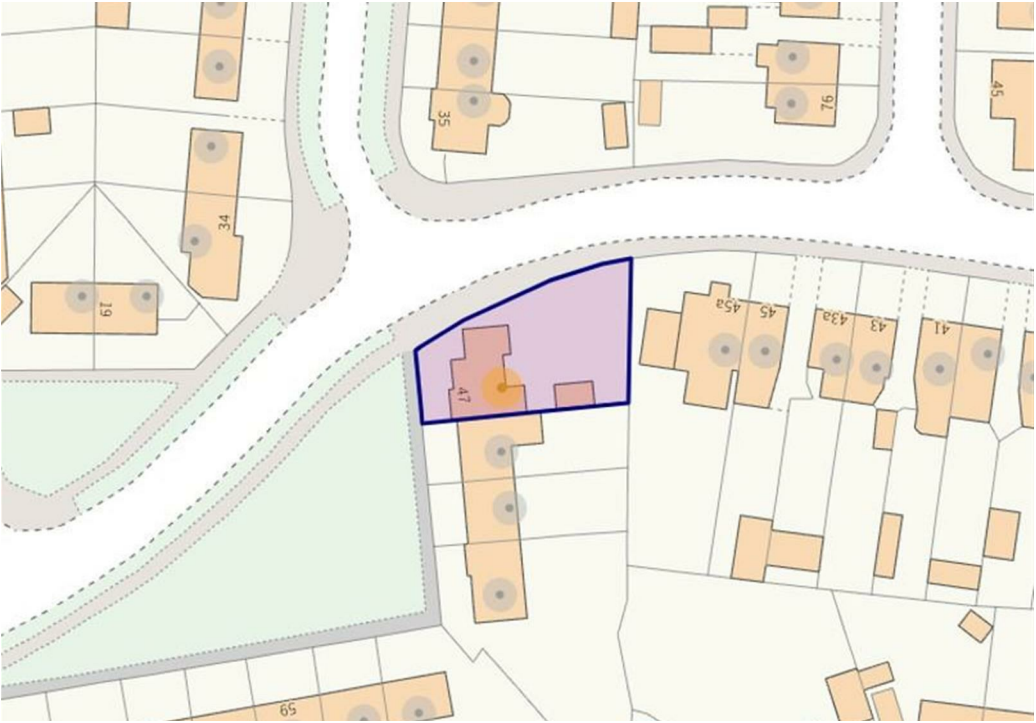
GENEROUS GARAGE

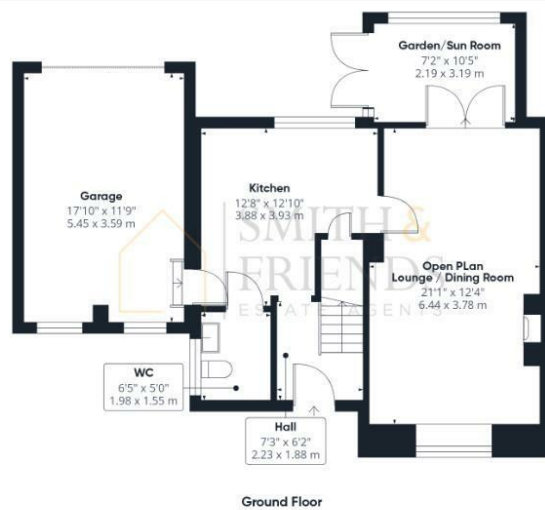
17'10 x 11'9 (5.44m x 3.58m)

Accessed to the rear via roller door, personal door to the front, uPVC double glazed window to the front, lighting and sockets.

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.

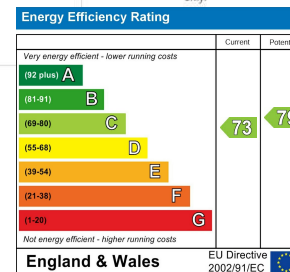




Approximate total area⁽¹⁾
1228 ft²
114.1 m²

(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.



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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