



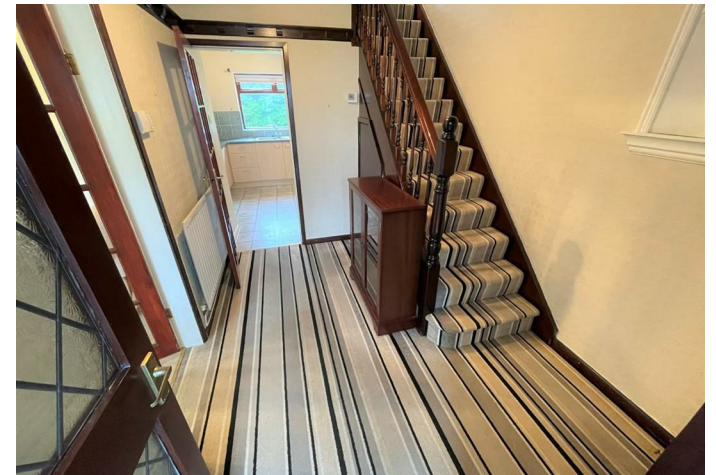
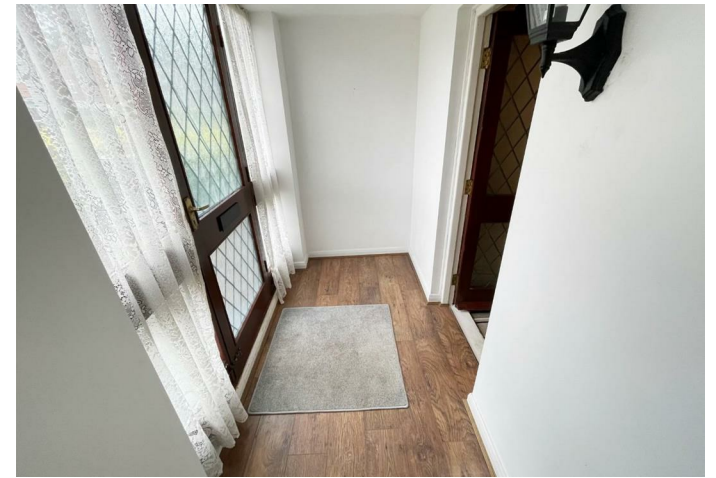
Kingsley Avenue, TS25 5PQ
3 Bed - House - Semi-Detached
£120,000

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

ROBINSONS
SALES • LETTINGS • AUCTIONS *Tees Valley*

Kingsley Avenue Hartlepool, TS25 5PQ

*** NO CHAIN INVOLVED *** VACANT POSSESSION ASSURED *** A spacious THREE BEDROOM semi-detached property offering EXTENDED ACCOMMODATION ideal for a variety of buyers. An internal viewing comes recommended to appreciate the home's full potential, whilst current features include gas central heating and double glazing. The home is conveniently located for both Kingsley Primary School and Hartlepool Sixth Form. The internal layout comprises: entrance porch through to the entrance hall with stairs to the first floor and access to the bay fronted lounge which in turn leads to the dining room and conservatory extension. The kitchen is fitted with units to base and wall level, whilst a useful utility room, cloaks area and shower room complete the ground floor layout. To the first floor are three bedrooms which are served by the family bathroom. Externally is a low maintenance front garden, with a driveway providing useful off street parking, whilst leading to a larger than average garage measuring approximately 20ft. The generous enclosed rear garden should prove to be a suntrap in the summer months with a south westerly aspect. Please contact Robinsons Tees Valley Hartlepool to arrange a viewing (in association with Smith & Friends).











GROUND FLOOR

ENTRANCE PORCH 10'8 x 3'8 (3.25m x 1.12m)

Accessed via glazed entrance door with glazed side screens, modern laminate flooring, door through to the entrance hall.

ENTRANCE HALL 10'1 x 7'7 (3.07m x 2.31m)

Spindled staircase to the first floor with newel post and under stairs storage cupboard, delft rack, coving to ceiling, single radiator.

FAMILY LOUNGE 17' x 13'7 (5.18m x 4.14m)

Walk-in double glazed bay window, wall mounted electric fire, coving to ceiling, single radiator, archway to:

DINING ROOM 10'9 x 8'8 (3.28m x 2.64m)

Ideally situated off the kitchen, whilst incorporating patio doors to the conservatory extension, coving to ceiling, single radiator.

CONSERVATORY EXTENSION 11'7 x 8'8 (3.53m x 2.64m)

Double glazed windows and French doors to the rear garden, light and power point.

KITCHEN 10'8 x 10'5 (3.25m x 3.18m)

Fitted with a range of units to base and wall level with contrasting work surfaces incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring hob above, tiling to splashback, double glazed window to the rear aspect, wall mounted gas central heating boiler, double radiator, access to:

CLOAKS AREA

Integral door to garage, access to utility and ground floor shower room, external door to rear garden, 'tile' effect laminate flooring, single radiator.

UTILITY ROOM 8'8 x 6'9 (2.64m x 2.06m)

Fitted units to base and wall level with 'marble' effect work surface incorporating an inset single drainer stainless steel sink unit with dual taps, tiling to splashback, 'tile' effect laminate flooring, window to the rear aspect, single radiator.

GROUND FLOOR SHOWER ROOM/WC 6'9 into shower x 5'5 (2.06m into shower x 1.65m)

Fitted with a three piece suite comprising: shower, corner wall mounted wash hand basin, low level WC,

tiling to splashback and flooring, window to the side aspect, chrome heated towel radiator.

FIRST FLOOR

LANDING

Double glazed window to the side aspect, built-in storage cupboard, hatch to loft space.

BEDROOM ONE 12'1 x 11'6 (3.68m x 3.35m; 1.83m)

Built-in wardrobes with overhead storage space, double glazed window to the front aspect, single radiator.

BEDROOM TWO 11'6 x 8'8 (3.51m x 2.64m)

Double glazed window to the rear aspect, single radiator.

BEDROOM THREE 10'1 x 9'8 (3.07m x 2.95m)

Double glazed window to the front aspect, built-in storage cupboard/wardrobe, single radiator.

BATHROOM/WC 9'8 x 5'2 (2.95m x 1.57m)

Fitted with a three piece suite comprising: panelled bath with dual taps, pedestal wash hand basin with dual taps, low level WC, tiling to splashback, 'tile' effect laminate flooring, double glazed windows to the side and rear aspects, single radiator.

OUTSIDE

The property features a low maintenance front garden, with a block paved driveway providing useful off street parking, whilst leading to the integral garage. A gate to the side of the property leads through to a generous enclosed rear garden with lawn and patio areas, established border and large timber storage shed included. The rear garden enjoys a south westerly aspect.

INTEGRAL GARAGE 20'4 x 9'4 (6.20m x 2.84m)

NB

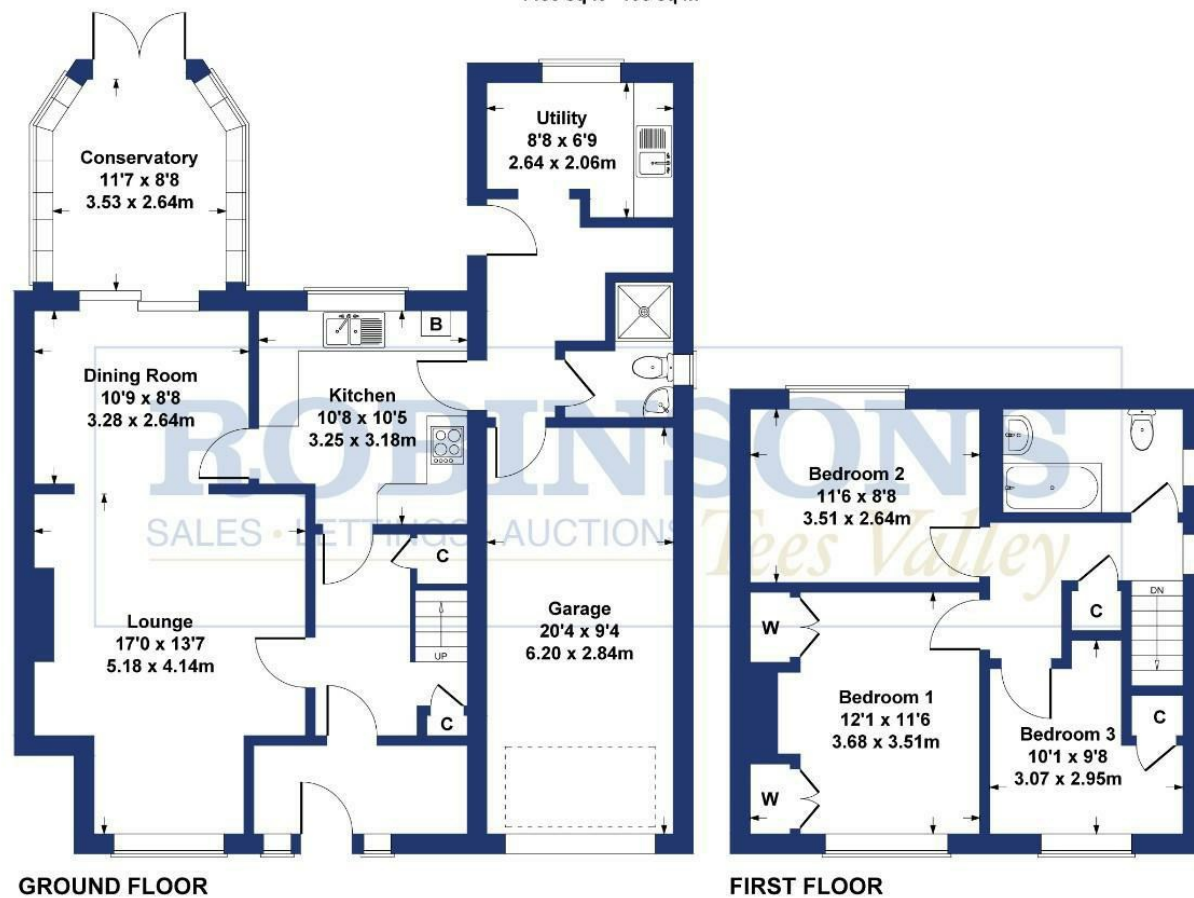
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.





Kingsley Avenue

Approximate Gross Internal Area
1485 sq ft - 138 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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Produced by Potterplans Ltd. 2023

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 78 |
| (69-80) C | | |
| (55-68) D | 64 | |
| (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..

106 York Road, Hartlepool, TS26 9DE
Tel: 01429 891100
hartlepool@robinsonsteesvalley.co.uk
www.robinsonsteesvalley.co.uk

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