



Coleridge Avenue, Foggy Furze, TS25 5AA
2 Bed - House - Semi-Detached
£75,000

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



**SMITH &
FRIENDS**
ESTATE AGENTS



Coleridge Avenue, Foggy Furze, TS25 5AA

Notice Of Offer

3a Coleridge Avenue, Hartlepool, TS25 5AA

We advise that an offer has been made for the above property in the sum of £67,000. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

Smith & Friends, 106 York Road, Hartlepool, TS26 9DE

01429 891100

**** CHAIN FREE **** Smith and Friends are delighted to bring to the market this extended and well presented two bedroom semi-detached home, complete with a versatile loft room, situated in the highly regarded 'Foggy Furze' area of Hartlepool. Benefiting from uPVC double glazing and gas central heating, the layout comprises of: entrance hall, lounge, dining room, kitchen and downstairs toilet. To the first floor are two double bedrooms, modern family bathroom and access to the fully boarded loft with fixed staircase. Externally, there is an easy to maintain rear garden. EPC Rating: D

GROUND FLOOR

ENTRANCE

Composite entrance door, radiator, staircase to first floor.

LOUNGE

14'8 x 14'1 (4.27m'2.44m x 4.27m'0.30m)

uPVC double glazed bay window to front, radiator.

DINING ROOM

17'1 x 8'8 (5.18m'0.30m x 2.44m'2.44m)

uPVC double glazed French doors opening onto the rear garden, radiator, under stairs storage.

KITCHEN

12'2 x 6'6 (3.66m'0.61m x 1.83m'1.83m)

Fitted with a range of wall, base and drawer units with matching worktops, inset sink and drainer, cooker point, space for fridge and freezer, uPVC double glazed window to rear.

REAR LOBBY

Plumbing for washing machine.

DOWNSTAIRS TOILET

White low level WC and wall mounted wash hand basin with vanity storage.

FIRST FLOOR

LANDING

BEDROOM 1 (front)

11'3 x 10'9 (3.35m'0.91m x 3.05m'2.74m)

uPVC double glazed window, radiator.

BEDROOM 2 (rear)

11' x 8'5 (3.35m' x 2.44m'1.52m)

uPVC double glazed window, radiator.

FAMILY BATHROOM/WC

White and chrome suite with panelled bath, pedestal wash hand basin and low level WC.

ATTIC ROOM

15'10 x 9'10 (4.57m'3.05m x 2.74m'3.05m)

Eaves storage and Velux window.

EXTERNALLY

Enclosed front and rear gardens.

NB 1

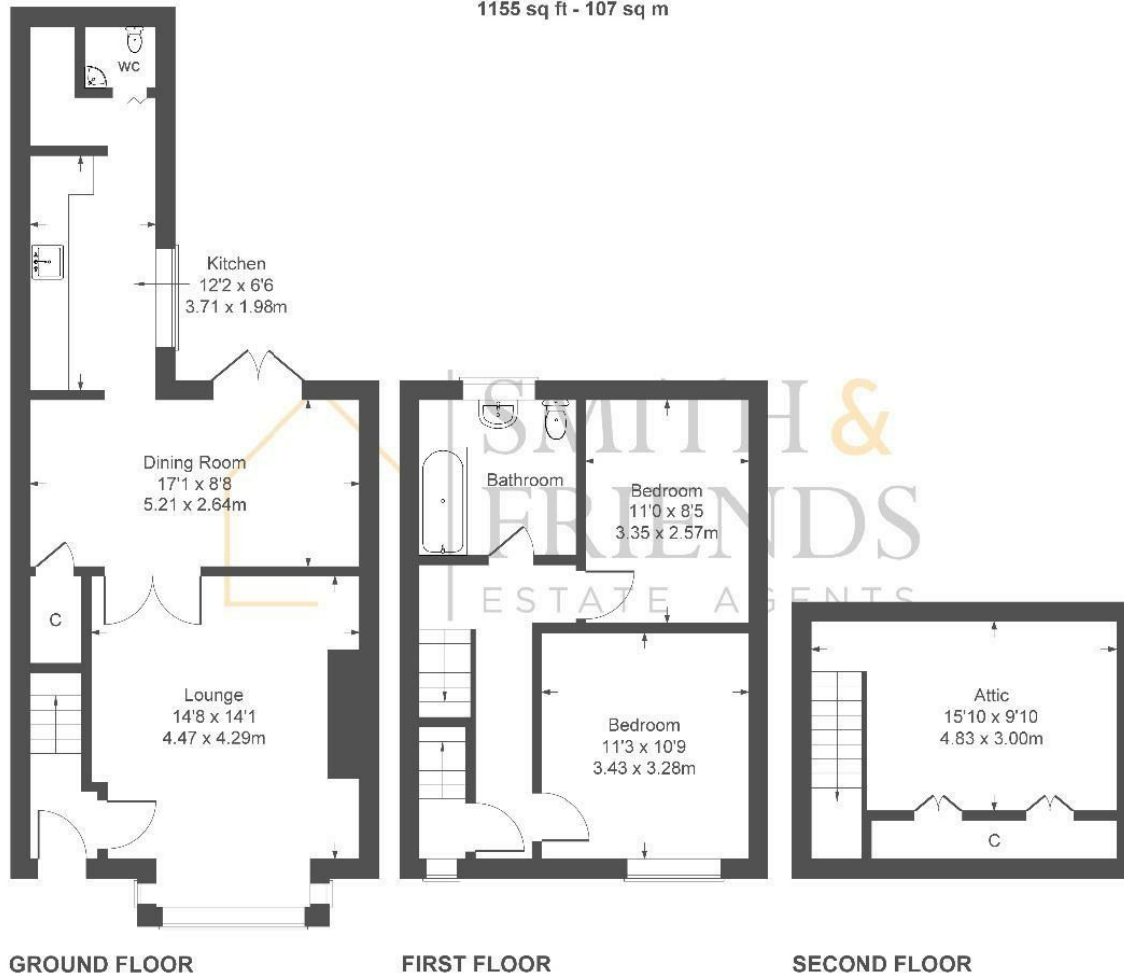
All services/appliances have not and will not be tested.

NB 2

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.



Coleridge Ave
 Approximate Gross Internal Area
 1155 sq ft - 107 sq m



Not to Scale. Produced by The Plan Portal 2025
 For Illustrative Purposes Only.



Energy Efficiency Rating		
	Current	Potential
Vary energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	62	
(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. 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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