



*** REDUCED *** NO CHAIN INVOLVED *** AVAILABLE IMMEDIATELY *** A traditional THREE BEDROOM semi-detached property which is well situated for local schools and amenities. The home has been recently decorated, features new carpets and further benefits from uPVC double glazing and gas central heating. An ideal purchase for a first time buyer, young family or possible investment opportunity, with a layout which briefly comprises: entrance vestibule with stairs to the first floor, bay fronted lounge, separate dining room, rear kitchen, ground floor bathroom and three first floor bedrooms. Externally is a low maintenance front, useful side access/bin storage and an enclosed courtyard to the rear. Oban Avenue is situated between Heathfield Drive and Bute Avenue.

Oban Avenue, Hartlepool, TS25 5LN

3 Bedroom - House - Semi-Detached

£90,000

EPC Rating: D

Tenure: Freehold

Council Tax Band: A



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GROUND FLOOR

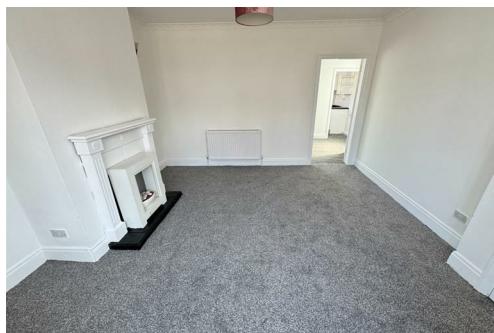
ENTRANCE VESTIBULE

Accessed via uPVC double glazed entrance door with fanlight above, staircase to the first floor, access to:

FRONT LOUNGE

12'4 x 13'4 (3.76m x 4.06m)

A good size lounge with uPVC double glazed bay window to the front aspect, feature fire surround with electric fire, newly fitted carpet, coving to ceiling, convector radiator.



DINING ROOM

7'9 x 10'11 (2.36m x 3.33m)

uPVC double glazed windows to the side and rear aspects, newly fitted carpet, under stairs storage cupboard, convector radiator, access to the kitchen and bathroom.



KITCHEN

12'3 x 6'11 (3.73m x 2.11m)

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 double oven with separate four ring gas hob and extractor hood over, tiling to splashback, space for free standing appliances, uPVC double glazed window to the side aspect, uPVC double glazed door to the rear courtyard, glazed window to the rear aspect, convector radiator.

GROUND FLOOR SHOWER ROOM/WC

7'11 x 5'3 (2.41m x 1.60m)

Fitted with a three piece white suite and chrome fittings comprising: panelled bath with mixer tap and shower attachment, pedestal wash hand basin with dual taps, low level WC, part tiled walls, panelling to ceiling, extractor fan, uPVC double glazed window to the rear aspect, chrome heated towel radiator.



FIRST FLOOR

LANDING

uPVC double glazed window to the side aspect, newly fitted carpet, hatch to loft space, access to bedrooms.

BEDROOM ONE

10'8 x 13'5 (3.25m x 4.09m)

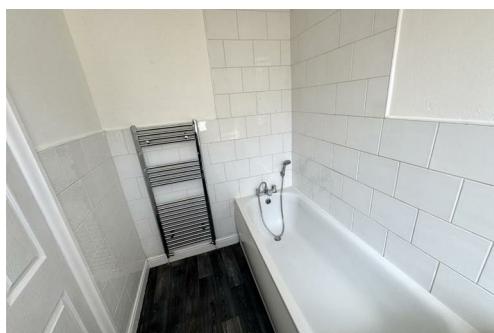
A good size master bedroom with uPVC double glazed bay window to the front aspect, newly fitted carpet, convector radiator, over stairs storage cupboard with gas central heating boiler and additional uPVC double glazed window.



BEDROOM TWO

9'6 x 9' (2.90m x 2.74m)

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



BEDROOM THREE

6'3 x 7'1 (1.91m x 2.16m)

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

EXTERNALLY

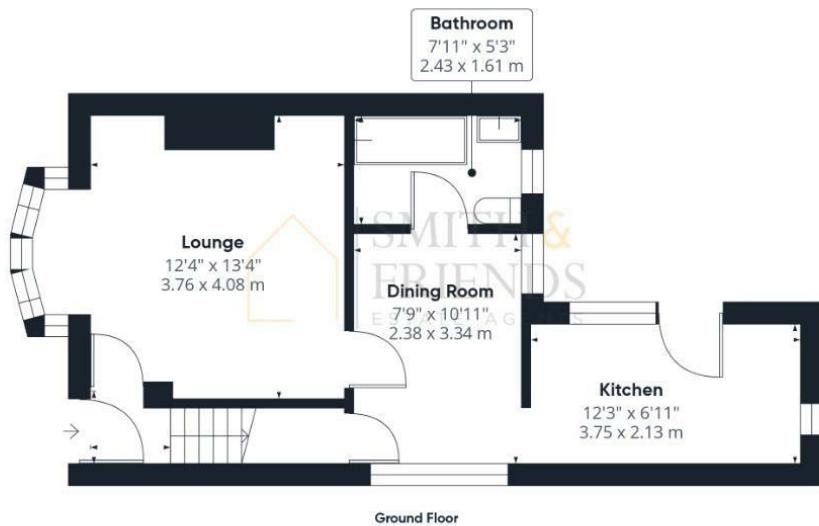
The property features a low maintenance front with gated access to the side. The enclosed rear courtyard is paved, with fenced boundaries.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(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



Approximate total area⁽¹⁾
752 ft²
69.9 m²



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360

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. We 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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