



**Avondale Gardens, TS24 8NH**  
**3 Bed - House - Semi-Detached**  
**£85,000**

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

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS *Tees Valley*







## Avondale Gardens, TS24 8NH

**\*\*WAS £90,000\*\* NO FORWARD CHAIN \*\*** This mature three bedroom property is situated in a good residential area, within walking distance of the town centre and close to well regarded schools and local amenities.

The accommodation briefly comprises of: entrance lobby, lounge with a bay window and there is a separate dining room leading to the kitchen. The bathroom consists of a white suite with a shower over the bath and tiled walls. To the first floor there are two double bedrooms and a single bedroom.

Externally, the enclosed rear garden is laid to lawn with a paved patio area. The brick enclosed front garden has wrought iron gates and a single garage.

Please contact Robinsons Tees Valley Hartlepool to arrange a viewing (in association with Smith & Friends).



### GROUND FLOOR

#### ENTRANCE LOBBY

uPVC double glazed glass panelled door, radiator and staircase to first floor.

#### LOUNGE

15'9 x 11'8 (4.80m x 3.56m)

uPVC double glazed bay window to front and radiator.

#### DINING ROOM

14'8 x 8 (4.47m x 2.44m)

Two uPVC double glazed windows to rear and radiator.

#### KITCHEN

9'10 x 6'1 (3.00m x 1.85m)

Wall base and drawer units with matching worktops, inset stainless steel sink and drainer, cooker point, plumbing for washing machine and space for fridge and freezer, uPVC double glazed window to side.

#### REAR LOBBY

uPVC door to side, door into family bathroom.

#### FAMILY BATHROOM/WC

White and chrome suite with panelled bath and shower over, pedestal wash hand basin and low level WC, uPVC double glazed window to rear.

### FIRST FLOOR LANDING

#### BEDROOM 1

14'8 (into alcove) x 11 (4.47m ( into alcove)x 3.35m )

Two uPVC double glazed windows to front and radiator.

#### BEDROOM 2

11'2 x 7'6 (3.40m x 2.29m)

uPVC double glazed window to rear and radiator.

#### BEDROOM 3

8'5 x 6'9 (2.57m x 2.06m)

uPVC double glazed window to rear and radiator.

#### EXTERNALLY

Externally the enclosed rear garden is laid to lawn with a paved patio area. The brick enclosed front garden has wrought iron gates and a SINGLE GARAGE.

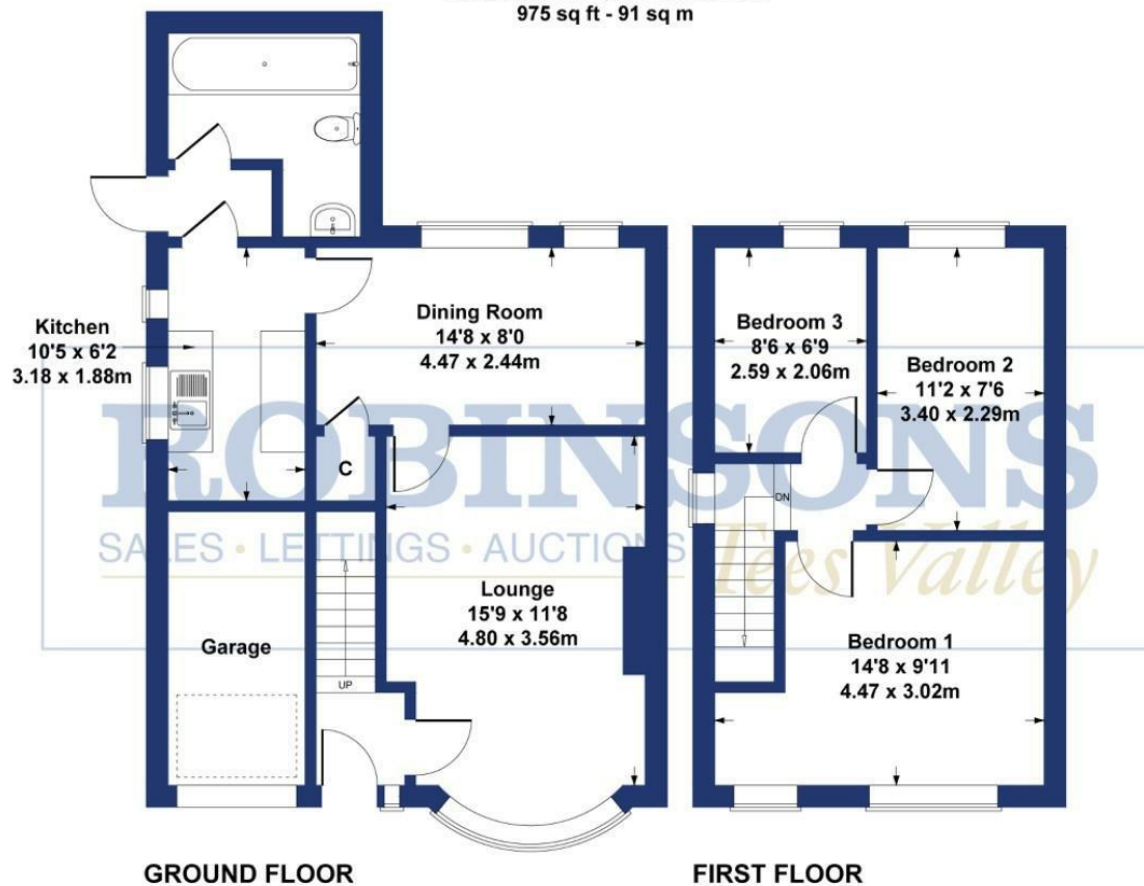
#### NB

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.



## Avondale

Approximate Gross Internal Area  
975 sq ft - 91 sq m



### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2022



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	63	80
		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.

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