



**\*\*\* NO CHAIN INVOLVED \*\*\*** A spacious three bedroom semi-detached property located in a popular part of the Brooke Estate with a generous rear garden, off street parking and garage. The home offers accommodation ideal for family requirements, with the benefit of two reception rooms, gas central heating and uPVC double glazing. Externally the property has new fascias, gutters and soffits. An internal viewing comes recommended, with a layout which briefly comprises: entrance porch through to the entrance hall with stairs to the first floor and access to both reception rooms, the rear reception room incorporating patio doors to the rear garden. The kitchen/breakfast room is fitted with a range of units and offers space for free standing appliances. To the first floor are three bedrooms, with the two generous double bedrooms including built-in wardrobes, they are served by the shower room, with separate WC. Externally is a low maintenance front garden, with a driveway providing useful off street parking, double timber gates open to a further paved drive which leads to the garage. The generous rear garden has patio, lawned and planted areas. **VIEWING RECOMMENDED.**

**Tynebrooke Avenue, Hartlepool, TS25 5JG**

**3 Bedroom - House - Semi-Detached**

**£160,000**

**EPC Rating: D**

**Tenure: Freehold**

**Council Tax Band: C**



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## **GROUND FLOOR**

### **ENTRANCE PORCH**

**6'5 x 2'9 (1.96m x 0.84m)**

Accessed via uPVC double glazed entrance door, uPVC double glazed windows, tiled flooring, glazed internal door with matching side screens through to the entrance hall.

### **ENTRANCE HALL**

**6'1 x 14'7 (1.85m x 4.45m)**

Stairs to the first floor with two under stairs storage cupboards, single radiator, access to both reception rooms and kitchen.

### **FRONT LOUNGE**

**13'11 x 11'3 (4.24m x 3.43m)**

A bay fronted lounge with the bay incorporating window seating and uPVC double glazed window, stone fire surround with television and display areas, coving to ceiling, convector radiator, additional single radiator.

### **REAR RECEPTION ROOM**

**12'4 x 12'3 (3.76m x 3.73m)**

uPVC double glazed patio doors to the rear garden, feature fire surround with 'marble' style back and base, electric fire, coving to ceiling, convector radiator.

### **KITCHEN/BREAKFAST ROOM**

**7'9 x 14' (2.36m x 4.27m)**

Fitted with a range of units to base and wall level with roll-top work surfaces incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, recess for free standing cooker with extractor hood over, tiling to splashback, recess for free standing fridge/freezer, space for washing machine and dishwasher, breakfast bar area, four drawer unit to base level, glass fronted display cabinets to eye-level, recessed pantry area, uPVC double glazed side door, uPVC double glazed window to the rear aspect, wall mounted gas central heating boiler.

## **FIRST FLOOR**

### **LANDING**

uPVC double glazed window to the side aspect, built-in storage cupboard, coving to ceiling, hatch to loft space, access to:

### **BEDROOM ONE**

**11'2 x 11'2 (3.40m x 3.40m)**

A good size master bedroom with uPVC double glazed window to the front aspect, wall to wall fitted wardrobes with overhead storage space, coving to ceiling, single radiator.

### **BEDROOM TWO**

**13'3 x 12'3 (4.04m x 3.73m)**

Built-in wardrobes with overhead storage space and dressing area, uPVC double glazed window overlooking the rear garden, coving to ceiling, single radiator.

### **BEDROOM THREE**

**7'2 x 6'11 (2.18m x 2.11m)**

uPVC double glazed window to the front aspect, coving to ceiling, single radiator.

### **SHOWER ROOM**

**7'1 x 5'4 (2.16m x 1.63m)**

Fitted with a two piece suite comprising: modern shower enclosure with overhead shower and separate attachment, inset wash hand basin with central mixer tap and white gloss vanity drawers below, tiling to splashback, panelling and inset spotlighting to the ceiling, wall mounted electric heater, wall mounted mirror fronted vanity mirror, tiled flooring, chrome heated towel radiator.



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**SEPARATE WC**

**4'2 x 3'1 (1.27m x 0.94m)**

Fitted with a close coupled WC in white with tiled walls and flooring, coving to ceiling, uPVC double glazed window to the side aspect.

**EXTERNALLY**

The property features a low maintenance front garden enclosed by a brick boundary wall, a paved driveway provides useful off street parking, with double timber gates opening to a further paved area for additional secure parking, whilst leading to the detached garage. The generous enclosed rear garden incorporates patio, lawned and planted areas with fenced boundaries.

**GARAGE**

**9'3 x 17' (2.82m x 5.18m)**

Accessed via an up and over door to the front, windows to the side and rear aspects, lighting and power points.

**NB Disclaimer**

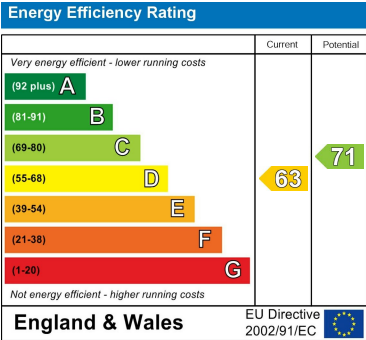
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



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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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