

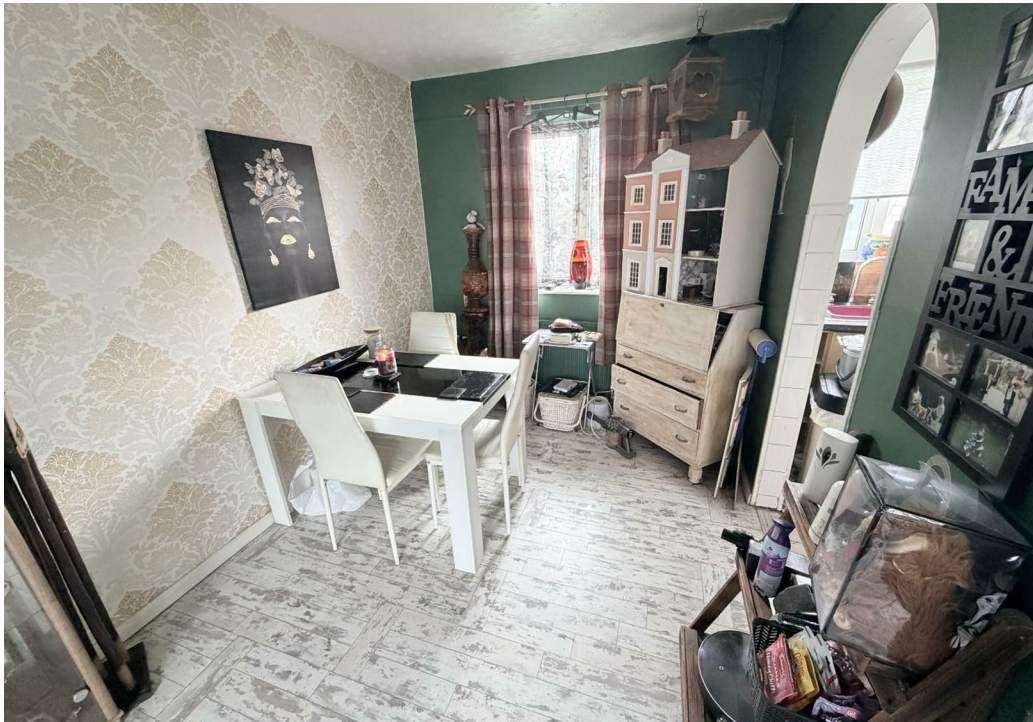


Goldsmith Avenue, TS24 9PN
3 Bed - House - Mid Terrace
£85,000

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



**SMITH &
FRIENDS**
ESTATE AGENTS



Goldsmith Avenue, TS24 9PN

A three bedroom mid terraced property occupying a pleasant set back position on Goldsmith Avenue. A great opportunity for a buy to let investor with a long term tenant in situ (over 20 years). The property features gas central heating and briefly comprises: entrance vestibule with stairs to the first floor, spacious lounge leading into the dining area and through to the kitchen. A large utility completes the ground floor, whilst to the first floor are three bedrooms, bathroom and separate WC. Externally is a low maintenance front, shared passage to the side and good size rear garden with artificial turf and block paved patio. Goldsmith Avenue is located off King Oswy Drive with easy access to local schools.

GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via uPVC double glazed entrance door, staircase to the first floor, laminate flooring, single radiator, access to:

LOUNGE AREA

17' x 10'5 (5.18m x 3.18m)

A good size lounge with uPVC double glazed window to the front aspect, laminate flooring, coving to ceiling, double radiator, access to:

DINING AREA

9' x 7'11 (2.74m x 2.41m)

Matching laminate flooring, uPVC double glazed window to the rear aspect, single radiator, archway into the kitchen.

KITCHEN

8'9 x 8'5 (2.67m x 2.57m)

Fitted with a range of units to base and wall level with contrasting work surfaces and matching splashback incorporating an inset single drainer stainless steel sink unit with mixer tap, space for free standing cooker, recess for dryer, built-in storage cupboard, matching laminate flooring, glazed door through to the utility area.

UTILITY ROOM

10'9 x 7' (3.28m x 2.13m)

Space for additional appliances, glazed door to the rear garden, uPVC double glazed windows.

FIRST FLOOR

LANDING

Access to bedrooms, bathroom and separate WC.

BEDROOM ONE

13'7 x 10'5 (4.14m x 3.18m)

A good size master bedroom with uPVC double glazed window overlooking the green, single radiator.

BEDROOM TWO

12'4 x 8'7 (3.76m x 2.62m)

uPVC double glazed window overlooking the rear garden, double radiator.

BEDROOM THREE

10'4 x 8'5 (3.15m x 2.57m)

Built-in storage cupboard, gas central heating boiler, uPVC double glazed window to the front aspect, convector radiator.

BATHROOM

5'6 x 5'6 (1.68m x 1.68m)

Fitted with a two piece suite comprising: panelled bath with dual taps, pedestal wash hand basin with dual taps, tiling to splashback, uPVC double glazed window to the rear aspect, extractor fan, single radiator.

SEPARATE WC

Fitted with a low level WC in white, additional uPVC double glazed window to the rear aspect.

EXTERNALLY

The property occupies a pleasant set back position with a low maintenance front garden. A shared passage to the side leads through to the enclosed rear garden with artificial turf, block paved patio, brick outhouse and fenced boundaries.

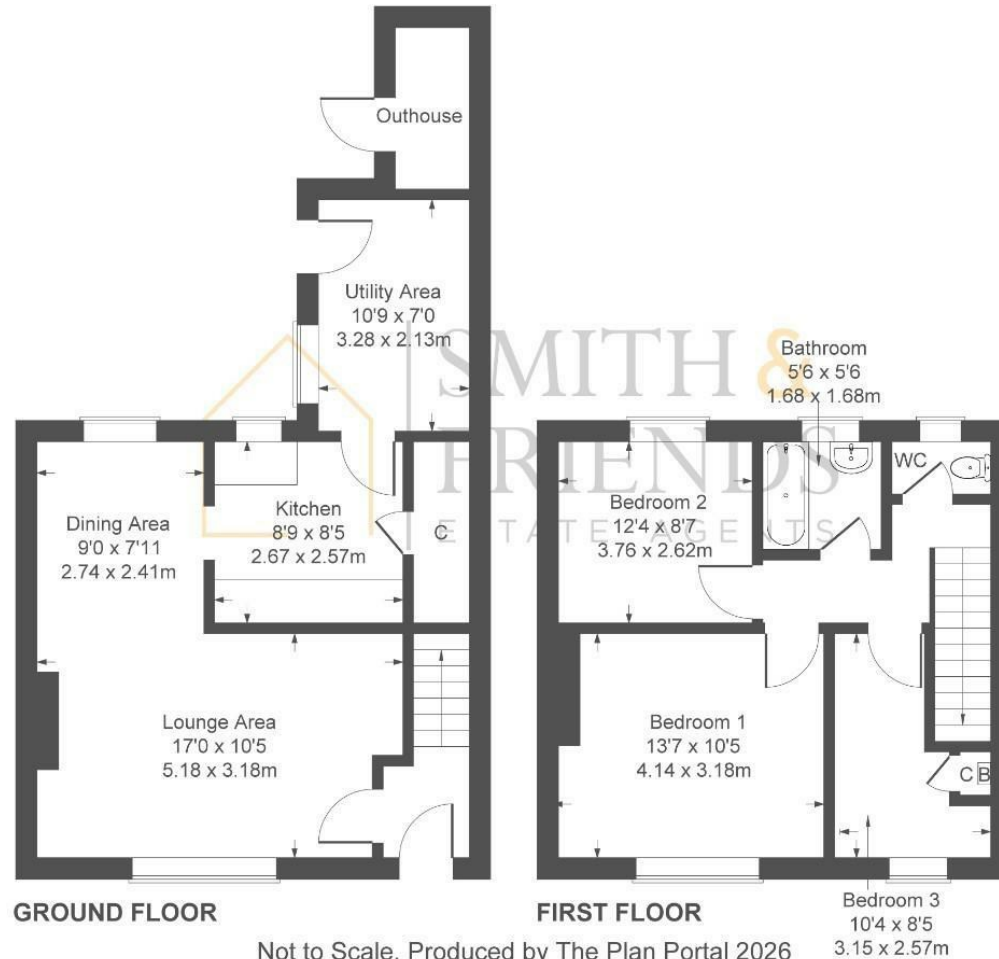
NB

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.



Goldsmith Avenue

Approximate Gross Internal Area
855 sq ft - 79 sq m
(Excluding Outhouse)



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		69
(55-68) D		
(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.

106 York Road, Hartlepool, TS26 9DE
Tel: 01429 891100
hartlepool@smith-and-friends.co.uk
www.smith-and-friends.co.uk

