







*** NO CHAIN INVOLVED *** A three bedroom mid terraced property which benefits from a modern kitchen and ground floor shower room. The home would make an ideal purchase for a first time buyer or young family, with further benefits including gas central heating and uPVC double glazing. The internal layout comprises: entrance hall with stairs to the first floor, bay fronted lounge with feature fire surround and gas fire, full width kitchen/diner with modern grey gloss units, including a built-in oven, hob and extractor. The rear lobby/utility area leads through to a modern ground floor shower room, incorporating a three piece suite and chrome fittings. To the first floor are three bedrooms, whilst externally is a small front garden and enclosed rear garden with brick outhouse. Ashgrove Avenue is situated between Stockton Road and Windermere Road which is convenient for both schools and amenities.

Ashgrove Avenue, Hartlepool, TS25 5BU
3 Bed - House - Mid Terrace
£90,000
EPC Rating: D
Council Tax Band: A
Tenure: Freehold

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GROUND FLOOR

ENTRANCE HALL
Accessed via uPVC double glazed entrance door with uPVC double glazed fanlight above, staircase to the first floor with fitted carpet, single radiator, access to:

LOUNGE
15'9 x 12'3 (4.80m x 3.73m)
A comfortable lounge with uPVC double glazed curved bay window to the front aspect, attractive feature fire surround with inset 'coal' effect gas fire, fitted carpet, double radiator.

KITCHEN/DINER
15'8 x 8'4 (4.78m x 2.54m)
Fitted with a modern range of units to base and wall level with brushed stainless steel handles and contrasting work surfaces incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring gas hob above and three speed extractor hood over, all finished in brushed stainless steel with matching splashback, recess for washing machine, recess for tumble dryer, concealed British Gas boiler, four drawer base unit, uPVC double glazed window looking out to the rear garden, 'laminate' effect vinyl flooring, under stairs storage cupboard, single radiator.

REAR LOBBY / UTILITY AREA
6'3 x 4'1 (1.91m x 1.24m)
uPVC double glazed door to the rear garden, fitted worktop with space below for fridge and freezer, vinyl flooring, access to ground floor shower room.

GROUND FLOOR SHOWER ROOM/WC
9' x 6'3 (2.74m x 1.91m)
Fitted with a modern three piece suite comprising: double shower cubicle with chrome frame, glass panelled sliding door and chrome shower, pedestal wash hand basin with chrome mixer tap, low level WC, panelling to walls, uPVC double glazed window to the side aspect, extractor fan, single radiator.

FIRST FLOOR

LANDING
A spacious landing with uPVC double glazed window to the rear aspect, fitted carpet, hatch to loft space.

BEDROOM ONE
11'3 x 11'2 (3.43m x 3.40m)
A good size master bedroom with uPVC double glazed window to the rear garden, single radiator.











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BEDROOM TWO
10'9 x 10'8 (3.28m x 3.25m)
uPVC double glazed window to the front aspect, built-in storage cupboard to alcove, single radiator.

BEDROOM THREE
8'5 x 7'7 (2.57m x 2.31m)
uPVC double glazed window to the front aspect.

EXTERNALLY
The property features a small front garden and a spacious enclosed rear garden, with lawn, well stocked border and useful brick outhouse.

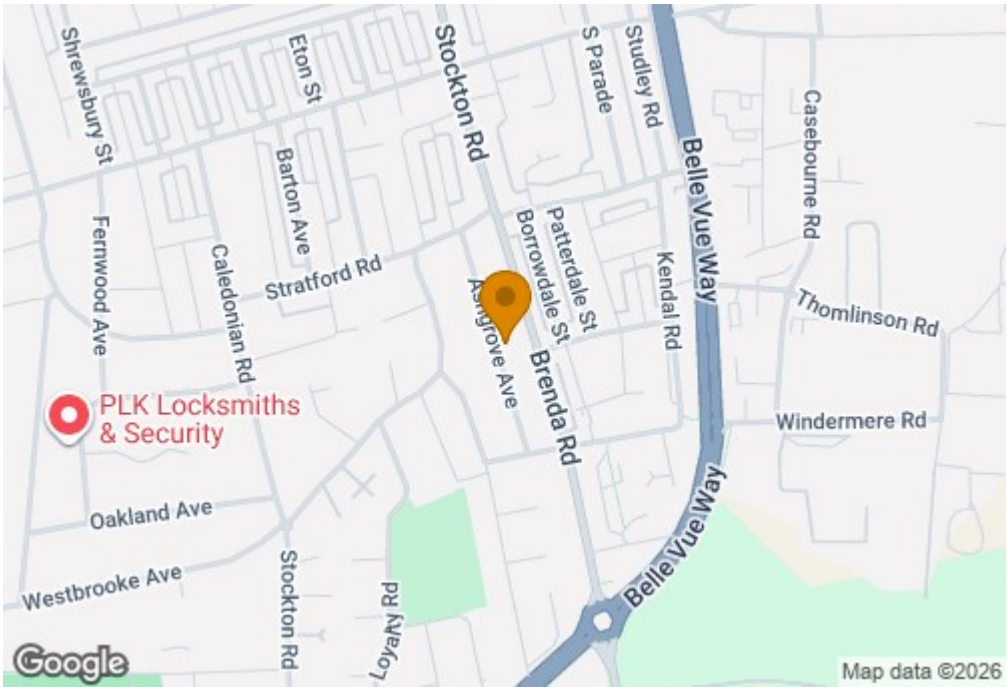
NB 1
A shared passageway to the side leads to the rear of the property.

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.







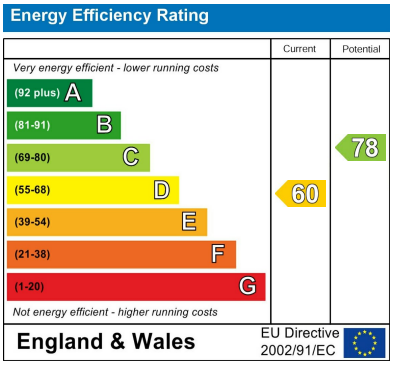






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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not 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. 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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