

Chaucer Avenue, TS25 5PY
4 Bed - House - Semi-Detached
£170,000

EPC Rating:
Tenure: Freehold
Council Tax Band: A

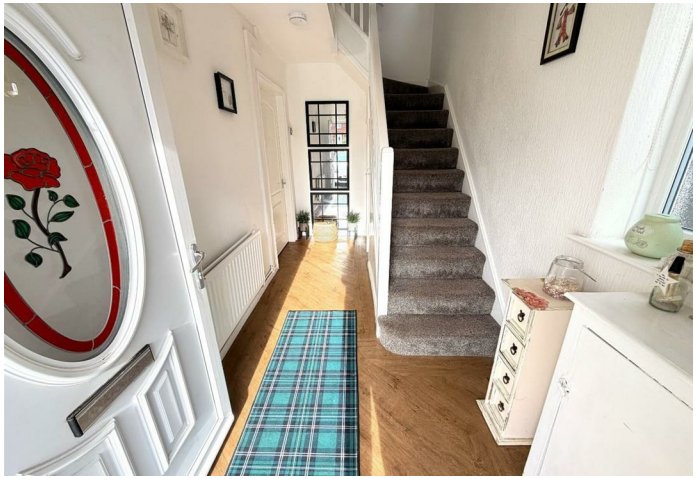
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Chaucer Avenue
Hartlepool TS25 5PY

A deceptively spacious FOUR/FIVE BEDROOM semi-detached home, occupying a pleasant set back position on Chaucer Avenue, with off street parking and a good size enclosed rear garden. Extended and enhanced, the property offers flexible accommodation ideally suited to family living, including a ground floor bedroom with adjoining wet room and a converted attic room with en-suite bathroom. Further benefits include gas central heating and uPVC double glazing.

The accommodation briefly comprises: entrance hall with stairs to the first floor, a spacious family lounge with archway opening into the modern kitchen/diner. From here, there is access to a useful outhouse/utility area and the ground floor bedroom with wet room. To the first floor are three good size bedrooms served by a modern shower room, whilst the converted attic provides a further bedroom with its own en-suite bathroom.

Externally, the low maintenance block paved frontage provides useful off street parking, whilst the enclosed rear garden features lawn and decked patio areas, offering space for relaxation and outdoor entertaining. VIEWING RECOMMENDED.



































GROUND FLOOR

ENTRANCE HALL
13'3 x 6'4 (4.04m x 1.93m)
A spacious entrance hall which is accessed via uPVC double glazed entrance door, uPVC double glazed frosted window to the side, attractive flooring, staircase to the first floor with fitted carpet and under stairs storage cupboard, double radiator.

FAMILY LOUNGE
13'3 x 14'3 (4.04m x 4.34m)
A pleasant family lounge with an attractive feature fire surround, uPVC double glazed bow window to the front aspect, matching flooring, coving to ceiling, convector radiator, archway through to:

FULL WIDTH KITCHEN/DINER
9'1 x 21'1 (2.77m x 6.43m)
Fitted with a modern range of units to base and wall level with contrasting work surfaces incorporating an inset single drainer sink unit with modern mixer tap, built-in double oven with separate four ring electric hob and extractor hood over, recess for 'American' style fridge/freezer, grey 'brick' style tiling to splashback, matching flooring, two modern vertical radiators, uPVC double glazed window to the rear aspect, uPVC double glazed door to the utility/side lobby, dining space, glazed internal door giving access to the ground floor bedroom.

UTILITY/OUTHOUSE
17'10 x 3'2 (5.44m x 0.97m)
Offering space for free standing appliances including plumbing for washing machine, uPVC double glazed access door to the front, uPVC double glazed French doors to the rear garden, uPVC double glazed window to the rear aspect, vinyl flooring.

GROUND FLOOR BEDROOM (BEDROOM FOUR/RECEPTION ROOM)
13'1 x 10'11 (3.99m x 3.33m)
Offering a variety of uses with uPVC double glazed French doors to the rear garden, convector radiator, sliding door giving access to the wet room.

EN-SUITE WET ROOM
5' x 11' (1.52m x 3.35m)
Walk-in shower area with electric shower, pedestal wash hand basin with central mixer tap, low level WC, tiling to walls, grip flooring, extractor fan, uPVC double glazed frosted window to the rear aspect, convector radiator.

FIRST FLOOR

LANDING
Accessed via turned staircase with uPVC double glazed window to the side aspect, fitted carpet, staircase giving access to the top floor.

BEDROOM ONE
10'4 x 11' (3.15m x 3.35m)
uPVC double glazed window to the front aspect, wall to wall wardrobes, fitted carpet, coving to ceiling, single radiator.

BEDROOM TWO
12'2 x 8'1 (3.71m x 2.46m)
uPVC double glazed window, built-in storage cupboard, fitted carpet, single radiator.

BEDROOM THREE
9'2 x 10'11 (2.79m x 3.33m)
uPVC double glazed window to the rear aspect, built-in storage cupboard, fitted carpet, single radiator.

MAIN SHOWER ROOM
5'11 x 6'6 (1.80m x 1.98m)
Fitted with a modern three piece suite and chrome fittings comprising: corner shower cubicle, inset wash hand basin with central mixer tap and white gloss vanity cabinet below, low level WC, modern panelling to walls, built-in storage cupboard, uPVC double glazed frosted window, chrome heated towel radiator.

SECOND FLOOR

LANDING
Accessed via turned staircase with double glazed Velux window over.

BEDROOM FIVE (ATTIC)
13'6 x 12'7 (4.11m x 3.84m)
Built-in wardrobes and eaves storage, bed recess with overhead storage and matching bedside cabinets, fitted carpet, lighting, sockets, convector radiator, access to en-suite bathroom.

EN-SUITE BATHROOM
5'11 x 5'10 (1.80m x 1.78m)
Fitted with a three piece suite comprising: panelled bath with dual taps, pedestal wash hand basin with dual taps, low level WC, tiling to splashback and flooring, double glazed Velux window.

EXTERNALLY
The property features a low maintenance block paved front allowing useful off street parking for two cars. The generous enclosed rear garden incorporates lawn and decked patio areas, with fenced boundaries and timber storage shed included.

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.



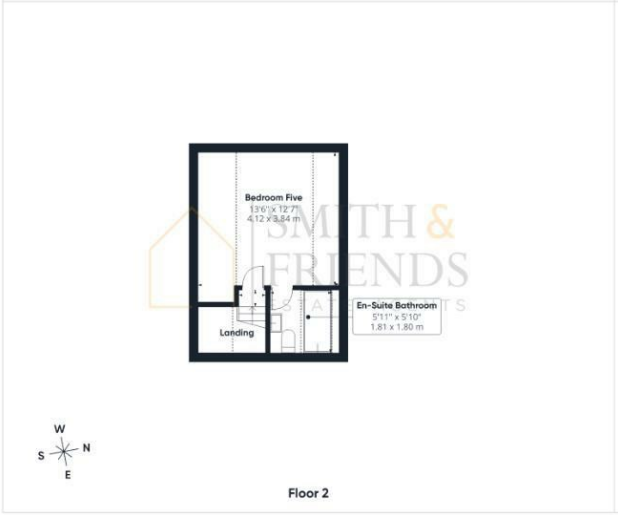

SOAK











Approximate total area(1)

1341 ft²

124.7 m²

Reduced headroom

94 ft²

8.7 m²

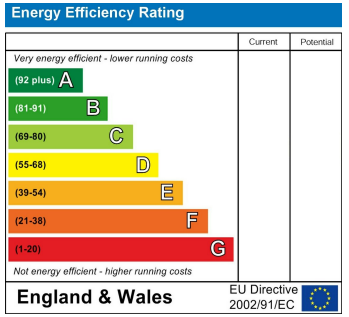
(1) Excluding balconies and terraces

Reduced headroom ..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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