



Berkeley Avenue, TS25 3DW
3 Bed - House - Semi-Detached
£155,000

Council Tax Band:
EPC Rating: D
Tenure: Freehold



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A pleasantly positioned THREE BEDROOM semi-detached property offering much improved and modernised accommodation. This property will certainly appeal to a variety of potential buyers and offers a low maintenance, recently laid resin front garden, generous private driveway, garage and south east facing rear garden. Enhanced with a well equipped kitchen with integrated appliances and modern white and chrome shower room, whilst further benefitting from gas central heating and uPVC double glazing. An internal viewing comes recommended, with a layout which briefly comprises: entrance vestibule through to the bay fronted lounge with log burner, open plan dining kitchen, inner cloaks area through to the ground floor shower room which incorporates a modern three piece suite and chrome fittings. To the first floor are three bedrooms, with the spacious master bedroom benefitting from fitted wardrobes, and useful first floor wash room. Externally the rear garden affords a good degree of privacy, the garden is mainly laid to lawn with a paved patio area. The enclosed front garden has been landscaped for easy maintenance, with a substantial resin driveway leading to the single garage. Positioned looking down Mardale Avenue, whilst linking to both Torquay Avenue and Owton Manor Lane. VIEWING RECOMMENDED.

GROUND FLOOR

ENTRANCE

4'4 x 3'6 (1.32m x 1.07m)

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

LOUNGE

12'7 x 17'8 (3.84m x 5.38m)

uPVC double glazed bay window to front, log burner with feature surround, radiator.

BREAKFAST KITCHEN

8'9 x 21'2 (2.67m x 6.45m)

Fitted with a range of wall, base and drawer units with contrasting work surfaces, inset sink and drainer, four ring hob with illuminating extractor and double oven, other integrated appliances include fridge, freezer and washing machine, two uPVC double glazed windows, radiator, composite door opening onto the rear garden.

INNER HALLWAY

SHOWER ROOM/WC

5'3 x 8'11 (1.60m x 2.72m)

Modern white and chrome suite with corner shower cubicle and thermostatic shower, wash hand basin with vanity storage and low level WC; heated towel rail, uPVC double glazed window.

FIRST FLOOR

BEDROOM 1 (front)

12'3 x 11'11 (3.73m x 3.63m)

uPVC double glazed window, built-in wardrobes.

EN-SUITE TOILET

2'8 x 4'3 (0.81m x 1.30m)

Low level WC, wash hand basin, uPVC double glazed window to front.

BEDROOM 2 (rear)

8'11 x 11'3 (2.72m x 3.43m)

uPVC double glazed window to rear.

BEDROOM 3 (rear)

6'6 x 6'11 (1.98m x 2.11m)

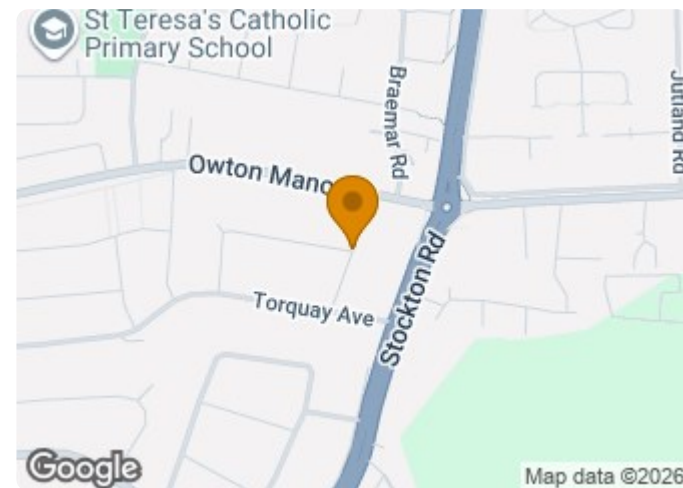
uPVC double glazed window to rear.

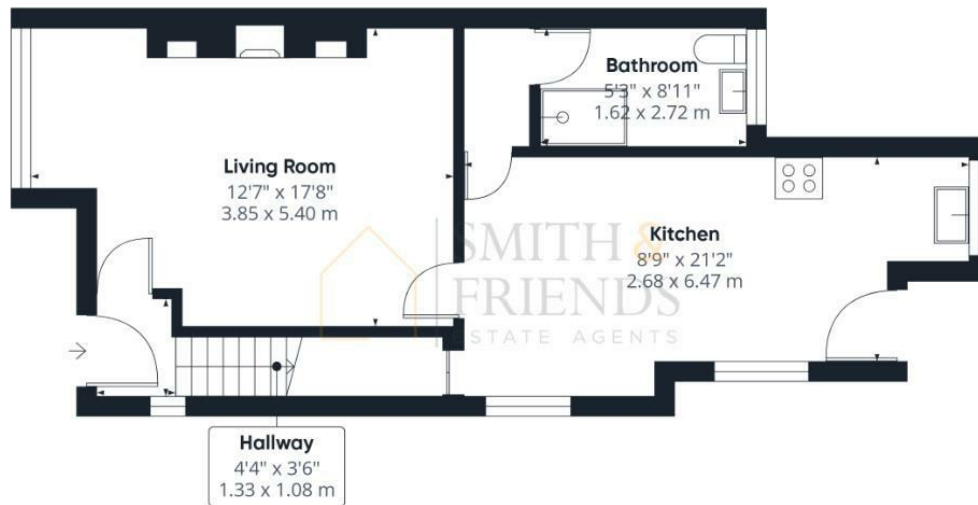
EXTERNALLY

The enclosed rear garden affords a good degree of privacy; the garden is mainly laid to lawn with a paved patio area. The enclosed front garden has been landscaped for easy maintenance, with a substantial resin driveway leading to the SINGLE GARAGE.

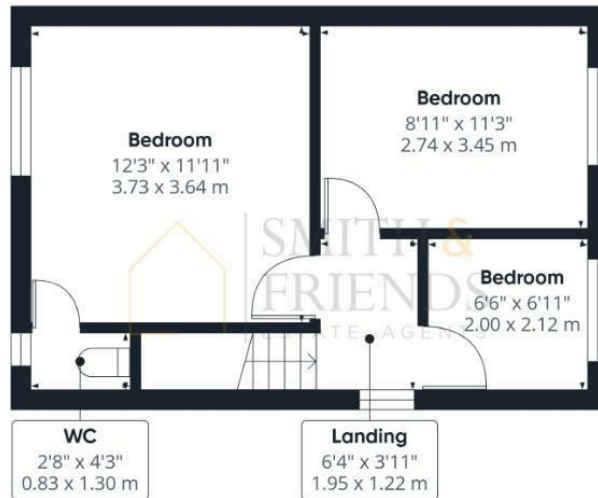
NB

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.





Ground Floor



Floor 1



Approximate total area⁽¹⁾
823 ft²
76.6 m²

(1) Excluding balconies and terraces

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

GIRAFFE 360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D		57	
(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.

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