

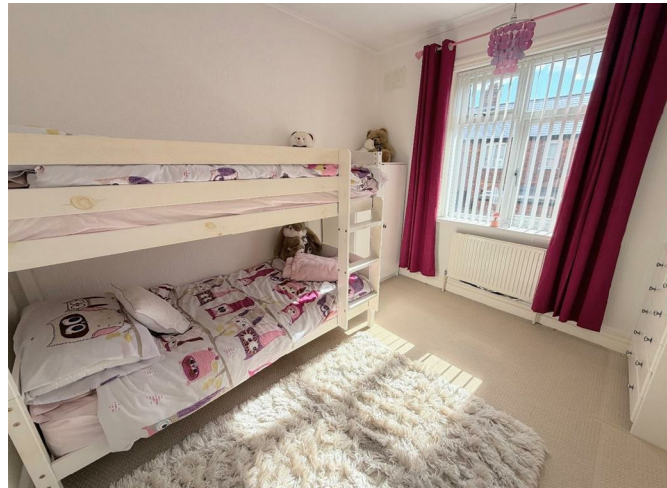


Haswell Avenue, Foggy Furze, TS25 5BP
2 Bed - House - Mid Terrace
£120,000

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



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FRIENDS**
ESTATE AGENTS



Haswell Avenue, Foggy Furze, TS25 5BP

*** NO CHAIN INVOLVED *** A modern two bedroom terraced property occupying a pleasant position on Haswell Avenue with enclosed front and rear gardens. The home would make an ideal purchase for a first time buyer or young family, with modern kitchen, upgraded bathroom and shower room. The accommodation further features uPVC double glazing and gas central heating, whilst in brief the layout comprises: entrance hallway through to the bay fronted lounge, dining room, family bathroom and well equipped fitted kitchen. To the first floor are two double bedrooms, both served by the modern white and chrome shower room. Externally are enclosed front and rear gardens, the rear garden being mainly laid to lawn with well stocked borders and a paved patio area. Local schools and amenities are within a short stroll of the property.

GROUND FLOOR

ENTRANCE

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

LOUNGE

13' x 12'9 (3.96m x 3.89m)
uPVC double glazed bay window to front, living flame 'coal' effect gas fire with modern surround, radiator.

DINING ROOM

10'1 x 8'4 (3.07m x 2.54m)
uPVC double glazed window to rear, radiator, understairs storage.

FAMILY BATHROOM/WC

5'6 x 8'5 (1.68m x 2.57m)
White and chrome suite comprising: panelled bath with shower over, pedestal wash hand basin and low level WC; co-ordinated tiled walls, radiator, uPVC double glazed window.

KITCHEN

6'2 x 11'9 (1.88m x 3.58m)
Fitted with a range of wall, base and drawer units with contrasting worktops, inset sink and drainer with mixer tap, electric hob with illuminating extractor and fan assisted oven, plumbing for washing machine, space for fridge/freezer, uPVC double glazed window to rear, uPVC double glazed glass panelled door opening onto the rear garden.

FIRST FLOOR

LANDING

Loft access.

BEDROOM 1 (front)

15' x 10'10 (4.57m x 3.30m)
uPVC double glazed window to front, large storage cupboard, fitted wardrobes, radiator.

BEDROOM 2 (rear)

9'7 x 10'5 (2.92m x 3.18m)
uPVC double glazed window to rear, radiator.

SHOWER ROOM/WC

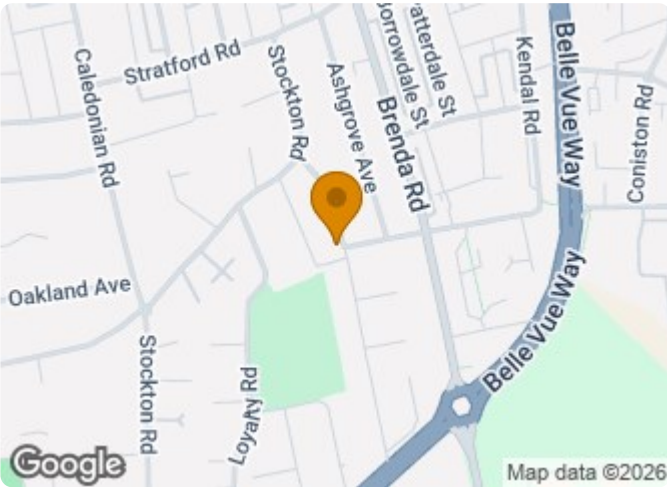
7'11 x 6'5 (2.41m x 1.96m)
White and chrome suite with corner shower, pedestal wash hand basin and low level WC.

EXTERNALLY

To the front of the property is a small enclosed garden, whilst to the rear is an enclosed garden which is laid to lawn with well stocked borders,

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⁾
757 ft²
70.5 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.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	64	
(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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