

A modern three bedroom end terraced property occupying a pleasant position on Haswell Avenue with rear garden and ample off street parking. The home would make an ideal purchase for a first time buyer or young family, with modern kitchen, upgraded bathroom and useful en-suite wash room. The accommodation further features upgraded composite entrance door, uPVC double glazing and gas central heating, whilst in brief the layout comprises: entrance vestibule through to the bay fronted lounge and into the full width kitchen/diner, the rear lobby gives access to the recently upgraded bathroom which incorporates a three piece white suite and chrome fittings. To the first floor are three bedrooms, the master bedroom benefitting from a useful wash room which is fitted with a two piece white suite. Externally is an attractive render finish, low maintenance front, useful off street parking and enclosed rear garden. Local schools and amenities are within a short stroll of the property.

**Haswell Avenue, Hartlepool, TS25 5BP**

**3 Bedroom - House - End Terrace**

**£100,000**

**EPC Rating: D**

**Tenure: Freehold**

**Council Tax Band: A**





**Haswell Avenue, Hartlepool, TS25 5BP**



## **GROUND FLOOR**

### **ENTRANCE VESTIBULE**

Accessed via double glazed composite entrance door with uPVC double glazed firelight above, staircase to the first floor, double radiator, access to:

### **FRONT LOUNGE**

**12'9 x 13' (3.89m x 3.96m)**

A good size lounge with uPVC double glazed bay window to the front aspect, feature fire surround with 'granite' style back and base, 'coal' effect electric fire, modern laminate flooring, coving to ceiling, wall mounted television point, double radiator, access to:



### **KITCHEN/DINER**

**8'4 x 16'1 (2.54m x 4.90m)**

A full width kitchen/diner which incorporates a modern range of white gloss units 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 gas hob above and extractor over, tiling to splashback, recess for washing machine, recess for tumble dryer, concealed space for free standing fridge/freezer, laminate flooring, uPVC double glazed window to the rear aspect, coving to ceiling, under stairs storage cupboard, double radiator.



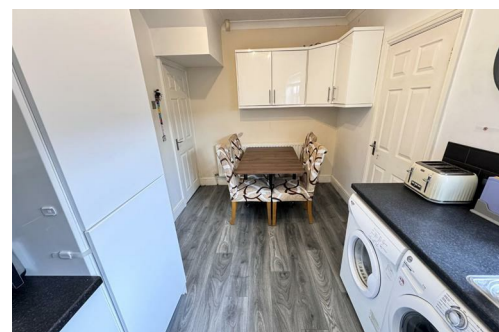
### **REAR LOBBY**

Double glazed composite door to the rear garden, built-in storage cupboard, access to the ground floor bathroom.

### **GROUND FLOOR BATHROOM/WC**

**5'6 x 7'3 (1.68m x 2.21m)**

Fitted with a modern three piece suite and chrome fittings comprising: panelled bath with mixer tap and shower over, protective glass shower screen, inset wash hand basin with central mixer tap and white gloss vanity cabinet below, concealed WC with matching back and vanity area above, attractive panelling to walls, laminate flooring, uPVC double glazed window to the side aspect, heated towel radiator.



## **FIRST FLOOR**

### **LANDING**

Access to three bedrooms.

### **BEDROOM ONE**

**10'11 x 13'9 (3.33m x 4.19m)**

A good size master bedroom with uPVC double glazed window to the front aspect, built-in storage to alcove, single radiator, access to:



### **EN-SUITE WASH ROOM/WC**

Fitted with a two piece white suite and chrome fittings comprising: inset wash hand basin with mixer tap and white gloss vanity cabinet below, low level WC, tiling to splashback, uPVC double glazed window to the front aspect.



### **BEDROOM TWO**

**10'6 x 9'7 (3.20m x 2.92m)**

uPVC double glazed window to the rear aspect, single radiator.

### **BEDROOM THREE**

**6'4 x 8' (1.93m x 2.44m)**

uPVC double glazed window to the rear aspect, double radiator.



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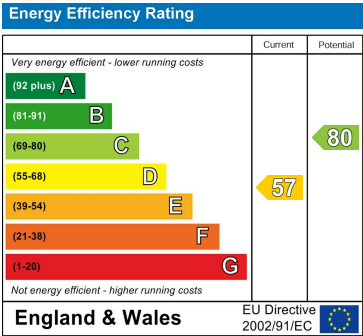
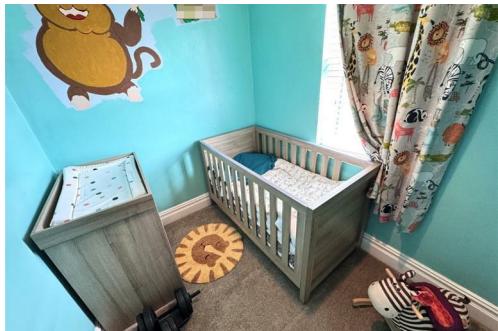


EXTERNALLY

The property features a low maintenance front allowing useful off street parking for up to four cars. A gate to the side leads through to the enclosed rear garden with lawn, paved area, brick boundary wall and storage shed included.

NB

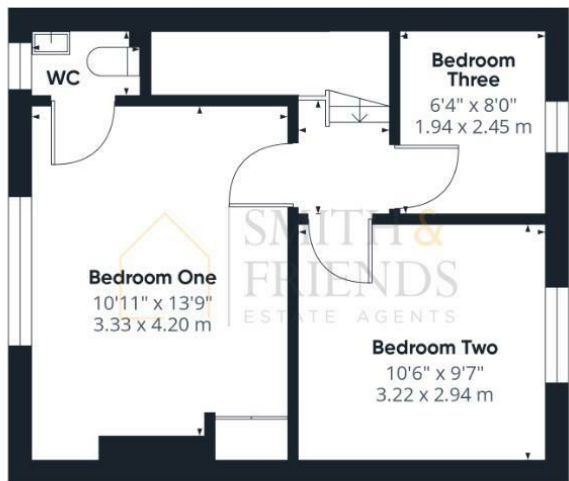
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



Haswell Avenue, Hartlepool, TS25 5BP



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
756 ft<sup>2</sup>  
70.3 m<sup>2</sup>

(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.

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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. We 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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