



Ashgrove Avenue, TS25 5BT
3 Bed - House - Mid Terrace
£99,950

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



Ashgrove Avenue Hartlepool TS25 5BT

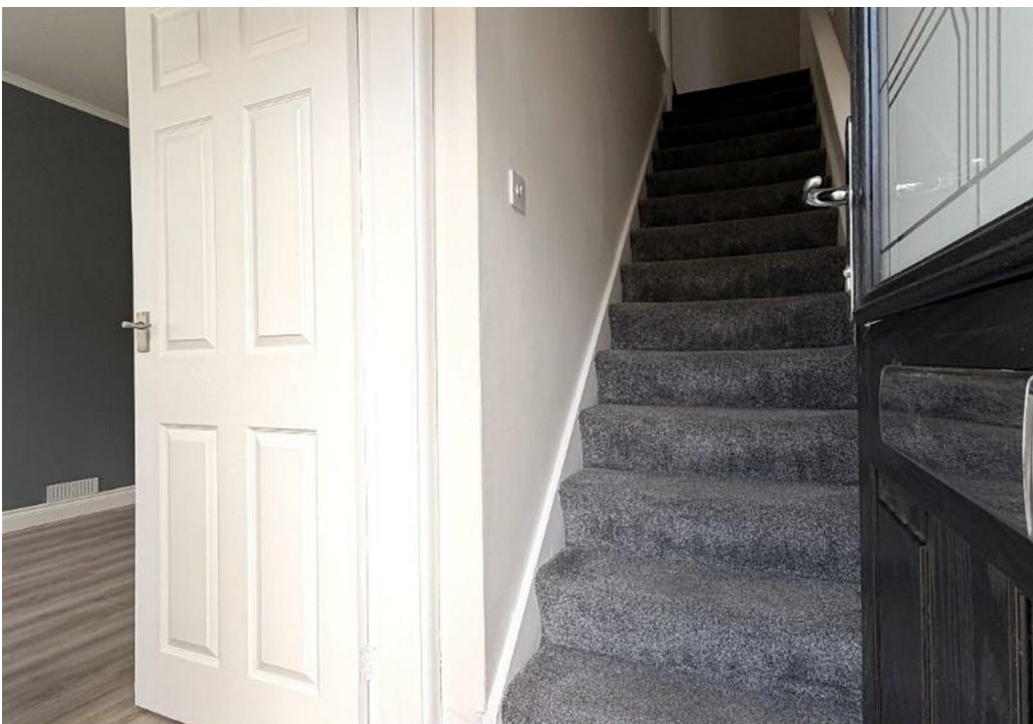
*** NO CHAIN INVOLVED *** A beautifully presented THREE BEDROOM mid terraced property offering recently decorated and upgraded accommodation, making it an ideal choice for a first time buyer or young family. The home combines generous living space with a number of modern improvements, including a stylish refitted kitchen and an impressive refitted ground floor bathroom. Further features include TWO RECEPTION ROOMS, gas central heating, uPVC double glazing, a composite entrance door and a generous enclosed rear garden with both lawn and patio areas.

The accommodation comprises: entrance vestibule with stairs to the first floor and access into a pleasant bay fronted lounge. The lounge flows through to a spacious full width dining room, providing an excellent area for entertaining. The refitted kitchen features contemporary units and includes a built-in oven, hob and extractor. A rear lobby provides access to the beautifully appointed ground floor bathroom, fitted with a modern three piece white suite complemented by chrome fittings. To the first floor are THREE BEDROOMS, comprising two generous doubles and a single bedroom, offering flexible accommodation for a growing family, home office or guest room.

Externally, the property benefits from a low maintenance front garden, whilst the generous enclosed rear garden provides an excellent outdoor space with lawn and patio areas. Ashgrove Avenue is conveniently positioned just off Stockton Road, providing easy access to local schools, amenities and transport links. VIEWING RECOMMENDED.











GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via double glazed composite entrance door with uPVC double glazed fanlight above, fitted with modern laminate flooring, staircase to the first floor with fitted carpet, access to:

BAY FRONTED LOUNGE

12'1 x 15'5 (3.68m x 4.70m)

A good size lounge with uPVC double glazed bay window to the front aspect, modern laminate flooring, coving to the ceiling, double radiator to the bay, archway through to:

FULL WIDTH DINING ROOM

15'6 x 8'6 (4.72m x 2.59m)

A full width dining room which links to the kitchen, features modern laminate flooring, uPVC double glazed window to the rear aspect, useful under stairs storage cupboard, convector radiator.

REFITTED KITCHEN

7'4 x 14' (2.24m x 4.27m)

Refitted with a modern range of units to base and wall level with brushed stainless steel handles and complementing work surfaces incorporating an inset single drainer stainless steel sink unit with mixer tap, brand new built-in oven with four ring hob above and extractor hood over, brushed stainless steel splashback, additional tiling to splashback areas, recess for washing machine, recess for free standing fridge/freezer, concealed gas central heating boiler, uPVC double glazed window to the side aspect, uPVC double glazed door to the garden, modern laminate flooring, modern vertical radiator.

REAR PASSAGE

Matching laminate flooring, access to:

REFITTED GROUND FLOOR BATHROOM/WC

7'4 x 8'10 (2.24m x 2.69m)

Fitted with a modern three piece white suite and chrome fittings comprising: panelled bath with mixer tap, mains shower over and separate attachment, protective glass shower screen, inset wash hand basin with central mixer tap and vanity cabinets below, close coupled WC, modern panelling to walls, uPVC double glazed window to the rear aspect, extractor fan, convector radiator.

FIRST FLOOR

LANDING

Fitted carpet, hatch to loft space, access to three bedrooms.

BEDROOM ONE

14' x 11'1 (4.27m x 3.38m)

A good size master bedroom with uPVC double glazed window to the front aspect, fitted carpet, coving to ceiling, double radiator, walk-in storage cupboard with additional uPVC double glazed window.

BEDROOM TWO

10'1 x 10'11 (3.07m x 3.33m)

uPVC double glazed window to the rear aspect, fitted carpet, coving to ceiling, single radiator.

BEDROOM THREE

6'8 x 7'4 (2.03m x 2.24m)

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

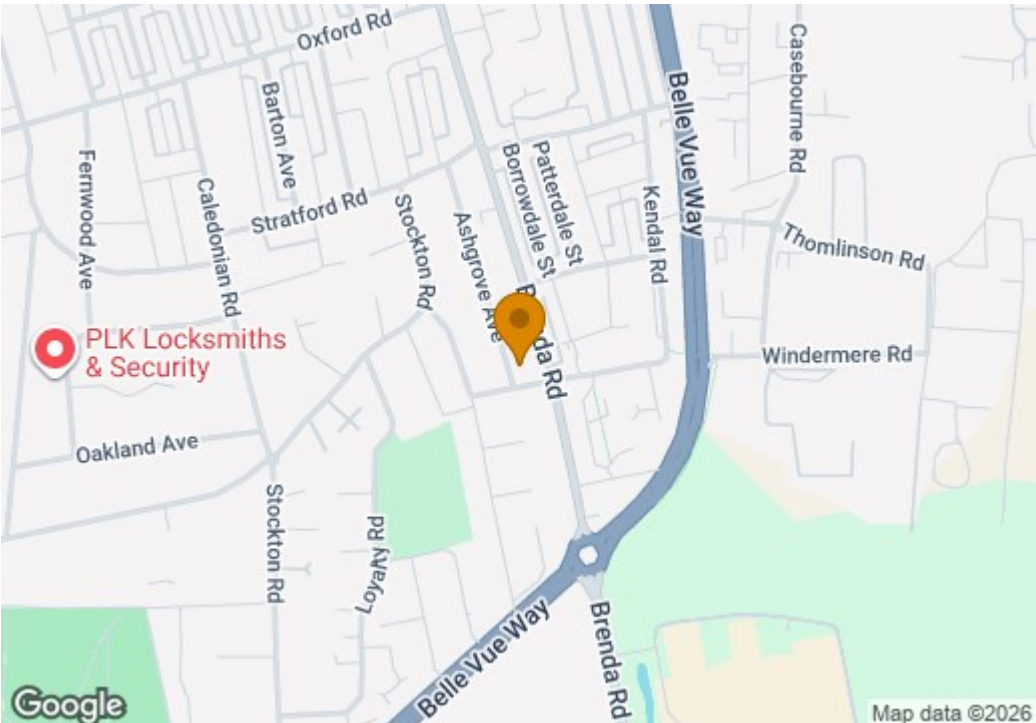
EXTERNALLY

The property features a low maintenance front garden with brick boundary wall and wrought iron gate. The enclosed rear garden is generous in size, with patio, lawn, fenced boundaries and timber storage shed.

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.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

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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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