

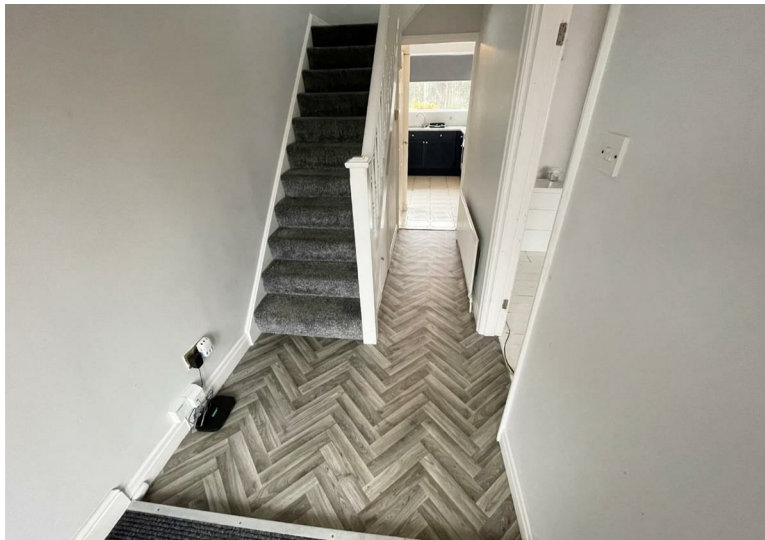


Kingsley Avenue, Brooke Estate, TS25 5JH
3 Bed - House - Semi-Detached
£145,000

Council Tax Band: C
EPC Rating: E
Tenure: Freehold

ROBINSONS
SALES • LETTINGS • AUCTIONS *Tees Valley*

*****REDUCED WAS £150,000 ***NOW £145,000*** *** NO CHAIN INVOLVED ***** A pleasantly positioned **THREE BEDROOM** semi-detached property on Kingsley Avenue in a popular part of the Brooke Estate adjacent to Westbrooke Avenue. The home benefits from **TWO RECEPTION ROOMS** and features a generous west facing rear garden. The accommodation is warmed by gas central heating, features uPVC double glazing and briefly comprises: entrance hall with stairs to the first floor and access to a bay fronted lounge with attractive feature fire surround and gas fire, the kitchen is fitted with units to base and wall level and includes a built-in oven, hob and extractor, with further access to the rear reception room. To the first floor are three bedrooms, with bedrooms one and two benefitting from fitted wardrobes, they are served by the family bathroom with separate WC. Externally is a low maintenance resin driveway to the front which leads to the attached garage. The generous enclosed rear garden enjoys a westerly aspect which means it should prove to be a suntrap in the summer months, with attractive sandstone paving. **EARLY VIEWING RECOMMENDED.** Please contact Robinsons Tees Valley Hartlepool to arrange a viewing (in association with Smith & Friends)





GROUND FLOOR

ENTRANCE HALL

Accessed via uPVC double glazed French doors, uPVC double glazed side screens, vinyl flooring, spindled staircase to the first floor with fitted carpet, under stairs cupboard, single radiator, access to:

LOUNGE

15'10 into bay x 12'9 (4.83m into bay x 3.89m)

Large uPVC double glazed bay window to the front aspect, attractive feature fire surround with inset lighting and gas fire, coving to ceiling, television point, double radiator.

REAR RECPTION ROOM

11'3 x 10'3 (3.43m x 3.12m)

uPVC double glazed French doors to the rear garden, fitted carpet, dado rail, coving to ceiling, television point, single radiator.

KITCHEN

11'3 x 8'7 (3.43m x 2.62m)

Fitted with a range of units to base and wall level with contrasting work surfaces incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring gas hob above and extractor hood over, tiling to splashback, uPVC double glazed window looking out to the rear garden, uPVC double glazed side door, tiled flooring, under stairs storage cupboard, double radiator.

FIRST FLOOR

LANDING

uPVC double glazed window to the side aspect, fitted carpet, built-in storage cupboard, hatch to loft space.

BEDROOM ONE

11'6 excl wardrobes x 10' excl wardrobes (3.51m excl wardrobes x 3.05m excl wardrobes)

Mirror fronted sliding wardrobes to two walls, uPVC double glazed window to the front aspect, fitted carpet, coving to ceiling, single radiator.

BEDROOM TWO

11'7 x 11'3 (3.53m x 3.43m)

Fitted wardrobes with matching drawers, uPVC double glazed

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

BEDROOM THREE

6'9 x 6'11 (2.06m x 2.11m)

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

BATHROOM

8'06 x 5'06 (2.59m x 1.68m)

Fitted with a two piece suite comprising: bath with chrome mixer tap and shower attachment, electric shower over, protective glass shower screen, pedestal wash hand basin with dual taps, tiling to splashback, uPVC double glazed window to the rear aspect, single radiator.

SEPARATE WC

Fitted with a low level WC, uPVC double glazed window to the side aspect.

OUTSIDE

The property features a low maintenance resin driveway to the front of the property providing useful off street parking, whilst leading to the attached garage. The enclosed rear garden enjoys a westerly aspect, whilst incorporating an Indian sandstone patio area with fenced boundaries and great potential.

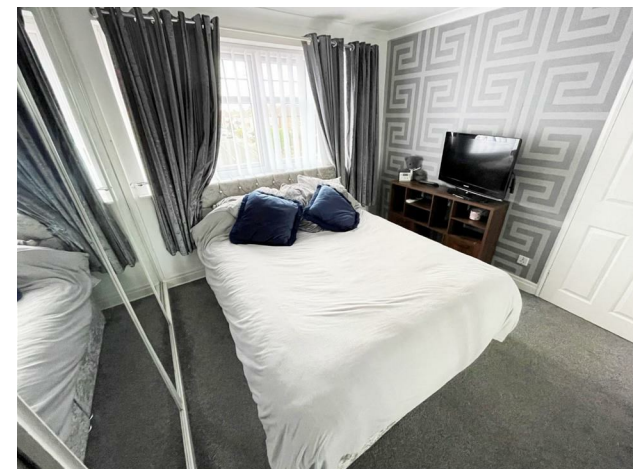
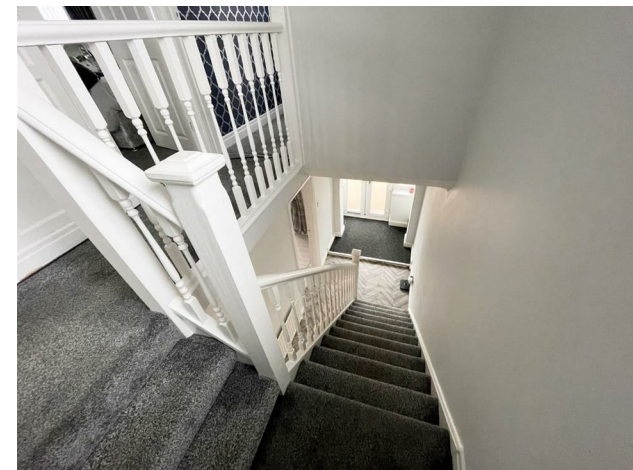
ATTACHED GARAGE

18'5 x 8'9 (5.61m x 2.67m)

Accessed via an up and over door to the front, personal door from the rear garden, electric and power points.

NB

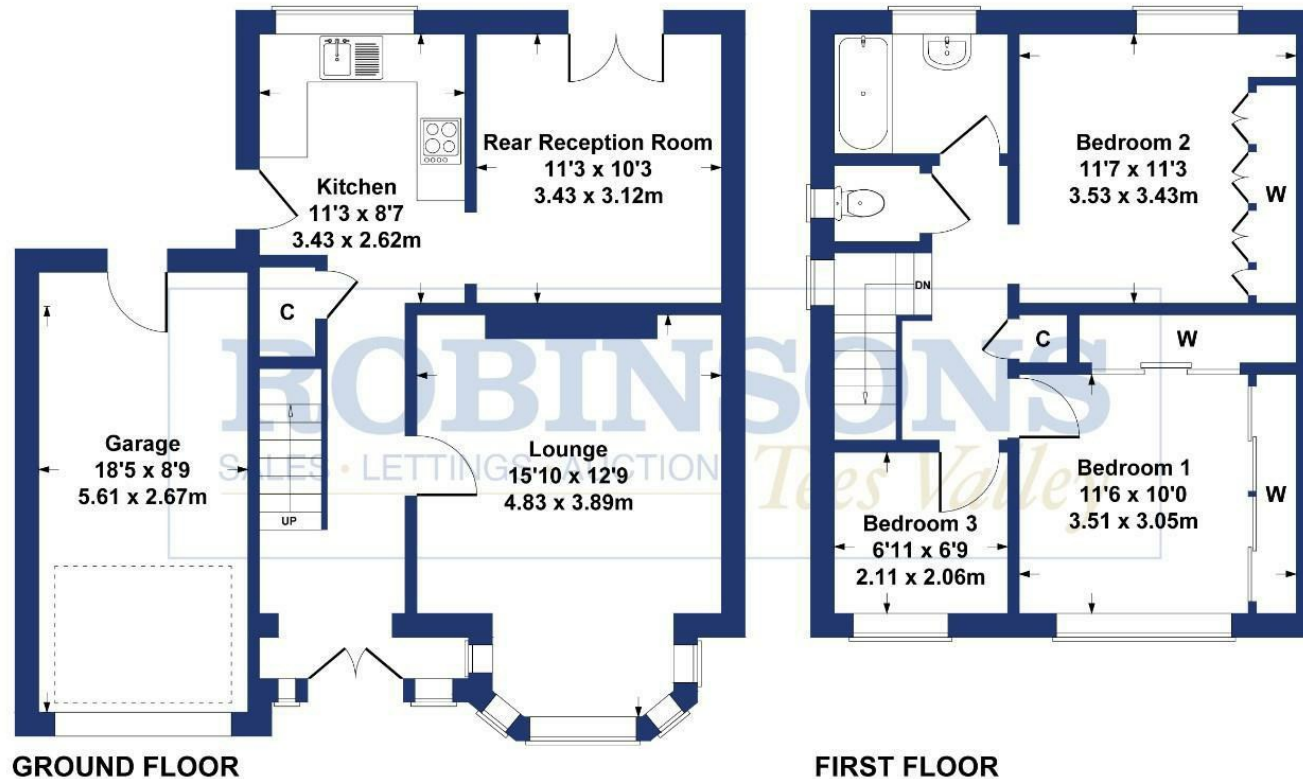
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.





Kingsley Avenue

Approximate Gross Internal Area
1158 sq ft - 108 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2022



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		
	86	53
	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. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating to these services.

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