



**Clifton Avenue, TS26 9QW**  
**3 Bed - House - Semi-Detached**  
**£190,000**

**EPC Rating: D**  
**Tenure: Freehold**  
**Council Tax Band: C**



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## Clifton Avenue Hartlepool, TS26 9QW

\*\*\* NO CHAIN INVOLVED \*\*\* A well cared for three bedroom semi-detached property offering spacious accommodation that features two reception rooms and a generous kitchen/diner, measuring over 21ft. The home occupies a pleasant position towards the top of Clifton Avenue and benefits from a generous SOUTH FACING REAR GARDEN. An ideal purchase for family requirements, with further benefits including gas central heating with upgraded boiler, uPVC double glazing and the addition of new roof to the main house.

An internal viewing comes recommended, with a layout which briefly comprises: entrance hall with stairs to the first floor and access to both reception rooms, kitchen/diner and guest cloakroom/WC. The bay fronted lounge includes an attractive feature fire surround, whilst the rear reception room features French doors to the rear garden. The kitchen/diner is fitted with a range of units to base and wall level and includes a built-in oven, hob and extractor. A useful utility room which is accessed via the rear garden offers space for further appliances. To the first floor are three bedrooms and the family bathroom with separate WC.

Externally are well kept gardens to the front and rear, with a shared driveway running alongside the property leading to the garage. The generous south facing rear garden should prove to be a suntrap in the summer months with patio, paving, loose pebbles and established border. Clifton Avenue is well situated within a short stroll of Hartlepool town centre and close to local schools.









## **GROUND FLOOR**

### **ENTRANCE HALL**

Accessed via uPVC double glazed entrance door with matching uPVC double glazed side screens, staircase to the first floor, delft rack, under stairs storage cupboard, single radiator, access to:

### **GUEST CLOAKROOM/WC**

2'3 x 4'3 (0.69m x 1.30m)

Fitted with a two piece white suite comprising: wash hand basin with dual taps and tiled splashback, close coupled WC, vinyl flooring, uPVC double glazed window to the side aspect.

### **BAY FRONTED LOUNGE**

12'4 x 11'9 (3.76m x 3.58m)

A pleasant family lounge with a curved uPVC double glazed bay window to the front aspect, attractive feature fire surround with 'marble' style back and base incorporating an inset 'coal' effect gas fire, fitted carpet, coving to ceiling, curved single radiator to the bay.

### **REAR RECEPTION ROOM**

11'6 x 15'5 (3.51m x 4.70m)

A generous rear reception room which incorporates uPVC double glazed French doors to the rear garden, feature fire surround with inset 'coal' effect electric fire, fitted carpet, coving to ceiling, double radiator.

### **KITCHEN/DINING ROOM**

6'8 x 21'3 (2.03m x 6.48m)

A spacious kitchen/diner which incorporates a range of units to base and wall level with contrasting work surfaces in an 'L' shaped layout with inset single drainer stainless steel sink unit and mixer tap, built-in newly fitted electric oven with four ring gas hob above and extractor hood over, tiling to splashback, modern laminate flooring, two uPVC double glazed windows, useful built-in storage cupboard housing Ideal gas central heating boiler, part coved ceiling, double radiator.

### **ATTACHED UTILITY/WASH HOUSE**

5'8 x 6'6 (1.73m x 1.98m)

Accessed via the rear garden via uPVC double glazed door, fitted worktop with inset stainless steel sink, plumbing for washing machine and space for tumble dryer.

## **FIRST FLOOR**

### **LANDING**

uPVC double glazed window to the side aspect, fitted carpet, hatch to loft space, access to bedrooms, bathroom and separate WC.

## **BEDROOM ONE**

11'5 x 11'11 (3.48m x 3.63m)

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

## **BEDROOM TWO**

10'3 x 12'2 (3.12m x 3.71m)

uPVC double glazed window overlooking the rear garden, built-in storage cupboard, fitted carpet, coving to ceiling, single radiator.

## **BEDROOM THREE**

7' x 6'4 (2.13m x 1.93m)

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

## **FAMILY BATHROOM**

6'11 x 5'5 (2.11m x 1.65m)

Fitted with a two piece white suite and chrome fittings comprising: panelled bath with chrome mixer tap and shower attachment over, pedestal wash hand basin with central mixer tap, attractive tiling to splashback, laminate flooring, uPVC double glazed window to the rear aspect, single radiator.

## **SEPARATE WC**

3'7 x 2'7 (1.09m x 0.79m)

Fitted with a close coupled WC in white, vinyl flooring, uPVC double glazed window to the side aspect, coving to ceiling.

## **EXTERNALLY**

The property features well stocked gardens to the front and rear, the front garden enclosed by a brick boundary wall with wrought iron gate. A shared driveway running alongside the property leads through to the single garage, with further wrought iron gates opening to the generous south facing rear garden which should prove to be a suntrap in the summer months which is part pebbled, with a paved patio area, well stocked border, two greenhouses and includes a timber storage shed.

## **SINGLE GARAGE**

8'11 x 15'10 (2.72m x 4.83m)

Accessed via an up and over door to the front, personal door from the rear garden, three windows to the side aspect, lighting and sockets.

## **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		
	67	80
<b>England &amp; Wales</b>		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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