



A spacious three bedroom semi-detached property occupying a good size corner plot with gardens to three sides. An ideal investment opportunity for a buy to let investor with long term tenant in situ (can be sold with vacant possession if required). The home features uPVC double glazing and gas central heating, whilst in brief the layout comprises: entrance hall with stairs to the first floor and access to a spacious rear lounge with a bay window looking out to the rear garden. The kitchen links to a useful utility room, whilst the bathroom completes the ground floor. To the first floor are three good size bedrooms. Externally is a lawned side and front garden.

Tristram Avenue, Hartlepool, TS25 5PE

3 Bed - House - Semi-Detached

£85,000

EPC Rating: C

Council Tax Band: A

Tenure: Freehold



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ESTATE AGENTS

GROUND FLOOR

ENTRANCE HALL

Accessed via uPVC double glazed entrance door, turned staircase to the first floor with under stairs storage cupboard, convector radiator, access to:

REAR LOUNGE

15'1 x 12'4 (4.60m x 3.76m)

A good size lounge with a large uPVC double glazed bay window to the rear aspect, feature fire surround with 'marble' style back and base, double radiator.

KITCHEN

11'8 x 7'4 (3.56m x 2.24m)

Fitted with a range of units to base and wall level with roll-top work surface, inset single drainer stainless steel sink unit with dual taps, recess for cooker, tiled splashback, tiled floor, two uPVC double glazed windows, coving to ceiling, storage cupboard, single radiator.

UTILITY ROOM

7'4 x 5'10 (2.24m x 1.78m)

Fitted worktop with double unit above, concealed gas central heating boiler, plumbing for washing machine, uPVC double glazed door and window to the rear aspect, tiled floor, single radiator.

GROUND FLOOR BATHROOM/WC

7'6 x 5'4 (2.29m x 1.63m)

Fitted with a three piece white suite comprising: panelled bath with dual taps and electric shower over, pedestal wash hand basin with dual taps, low level WC, tiled splashback, uPVC double glazed frosted window to the front aspect, convector radiator.

FIRST FLOOR

LANDING

Accessed via turned staircase with large uPVC double glazed window to the front aspect, hatch to loft space, access to three bedrooms.

BEDROOM ONE

15'2 x 10'4 (4.62m x 3.15m)

A good size master bedroom with uPVC double glazed window overlooking the rear garden, built-in storage cupboard, single radiator.

BEDROOM TWO

16'9 x 7'10 (5.11m x 2.39m)

Double glazed 'Velux' style window to the rear aspect, single radiator.

BEDROOM THREE

9'6 x 8'9 (2.90m x 2.67m)

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

EXTERNALLY

The property occupies a good size corner plot with gardens to three sides, the front and side gardens being predominantly lawned with a fenced boundary and paved walkway. A gate leads through to a small enclosed rear garden with lawn and fenced boundary.

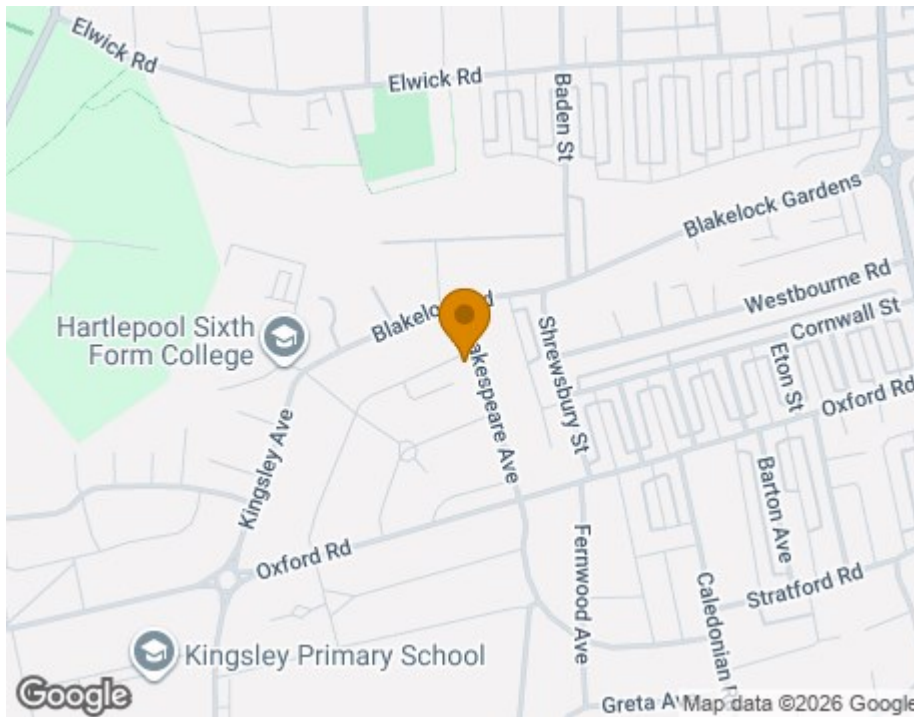
NB

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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C	69		
(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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