



**Torquay Avenue, TS25 3DP**  
**3 Bed - House - Semi-Detached**  
**£155,000**

**EPC Rating:**  
**Tenure: Freehold**  
**Council Tax Band: B**



# Torquay Avenue Hartlepool TS25 3DP

A beautifully upgraded, extended and enhanced three bedroom semi-detached property occupying a pleasant position on Torquay Avenue with a generous landscaped rear garden. The home would make an ideal purchase for a first time buyer or young family, with an impressive extended kitchen/diner upgraded ground floor bathroom and the addition of a useful en-suite wash room to bedroom one. Attractively presented throughout, with further benefits including upgraded internal doors, gas central heating, log burner and uPVC double glazing with composite entrance door.

An internal viewing comes recommended, with a layout which briefly comprises: entrance vestibule with stairs to the first floor and access to a spacious bay fronted lounge with log burner and double doors into the extended kitchen/diner which incorporates a quality range of units with built-in appliances. The modern upgraded bathroom completes the ground floor and features a three piece white suite and chrome fittings. To the first floor are three bedrooms, the master with fitted wardrobes and en-suite wash room.

Externally the property has an attractive rendered finish, low maintenance gardens, shared driveway and garage. The generous rear garden has been beautifully landscaped and offers an enviable place for entertaining family and friends with various patio areas, artificial turf and quality timber storage shed included. The garage features a remote controlled roller door to the front and personal door from the rear garden. Torquay Avenue is located close to both schools and amenities. VIEWING RECOMMENDED.











## GROUND FLOOR

### ENTRANCE VESTIBULE

3'5 x 4'2 (1.04m x 1.27m)

Accessed via double glazed composite entrance door, staircase to the first floor, fitted carpet, uPVC double glazed window to the side aspect, convector radiator, access to:

### FRONT LOUNGE

17'3 x 12'9 (5.26m x 3.89m)

A good size lounge with log burner, oak mantle and brick slip tiled back, uPVC double glazed bay window to the front aspect, coving to ceiling, convector radiator, upgraded internal doors including double doors through to the kitchen/diner.



### EXTENDED KITCHEN/DINER

15'10 x 10'1 (4.83m x 3.07m)

Fitted with a modern range of units to base and wall level with complementing work surfaces incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in double oven with separate four ring induction hob and extractor hood over, glass splashback, additional tiling to splashback areas, integrated washing machine, recess with space for free standing fridge/freezer, laminate flooring, uPVC double glazed door and window to the rear aspect, inset spotlighting, convector radiator.

### GROUND FLOOR BATHROOM/WC

9' x 5'4 (2.74m x 1.63m)

Fitted with a modern three piece suite and chrome fittings comprising: panelled bath with mixer tap, inset wash hand basin with central mixer tap and white gloss vanity drawers below, close coupled WC, modern panelling to walls with contrasting white panelling to ceiling with inset spotlights, uPVC double glazed frosted window to the rear aspect, modern vertical radiator.



## FIRST FLOOR

### LANDING

3'9 x 6'7 (1.14m x 2.01m)

uPVC double glazed window to the side aspect, fitted carpet, upgraded internal doors.

## BEDROOM ONE

11'11 x 12'8 (3.63m x 3.86m)

A good size master bedroom with built-in wardrobes, uPVC double glazed window to the front aspect, fitted carpet, convector radiator, access to:

### EN-SUITE WASH ROOM/WC

4'3 x 2'8 (1.30m x 0.81m)

Fitted with a two piece white suite comprising: corner wash hand basin with central mixer tap, close coupled WC, attractive feature tiling to walls, 'mosaic' style flooring, uPVC double glazed frosted window to the front aspect.

## BEDROOM TWO

11'1 x 6'10 (3.38m x 2.08m)

Wall to wall fitted wardrobes, uPVC double glazed window to the rear aspect, fitted carpet, convector radiator.

## BEDROOM THREE

6'11 x 6'6 (2.11m x 1.98m)

Currently used as home study with uPVC double glazed window overlooking the rear garden, fitted carpet, convector radiator.

## EXTERNALLY

The property occupies a pleasant position on Torquay Avenue with a low maintenance block paved front, planted area and brick boundary wall. A shared driveway continues alongside the property to the garage. The enclosed rear garden has been beautifully landscaped and offers an enviable place for entertaining family and friends with various patio areas, artificial turf, raised area with quality timber storage shed included.

## GARAGE

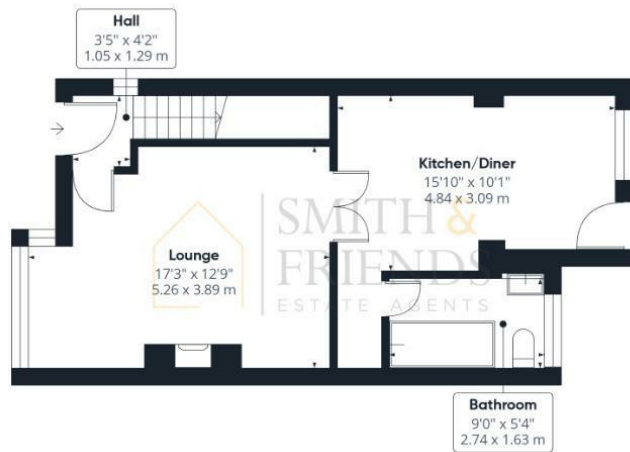
19'10 x 10' (6.05m x 3.05m)

Accessed via a remote controlled roller door to the front, personal door from the rear garden, 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.

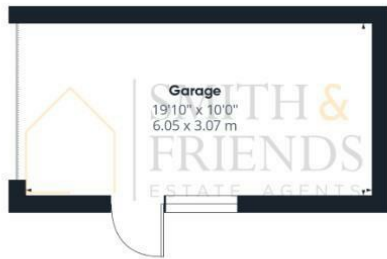




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>  
995 ft<sup>2</sup>  
92.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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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