









## welcome to

# **Ashgrove Avenue, Hartlepool**

A 2 Bedroomed, 2 Reception Roomed Bay Fronted Mid Terraced House in this popular location, currently tenanted, can be sold with or without vacant possession dependant upon buyers requirements. Gas Central Heated and UPVC Double Glazed.

### **Entrance Lobby**

accessed via UPVC Double Glazed door, radiator, staircase to First Floor.

### **Living Room**

16' 7" (into bay) x 12' 2" (into alcoves) ( 5.05m (into bay) x 3.71m (into alcoves) )

UPVC Double Glazed boxed bay window to front aspect, coved cornicing, white fireplace with electric fire, radiator, double doors leading to Dining Room.

### **Dining Room**

15' 7" x 7' 8" ( 4.75m x 2.34m )

UPVC Double Glazed French doors leading to rear garden, radiator, coved cornicing, understairs storage cupboard.

#### Kitchen

13' 8" x 5' 10" ( 4.17m x 1.78m )

UPVC Double Glazed window to side and rear aspects, UPVC Double Glazed door to side leading to Rear Garden, fitted with a range of wall and base units with complementing working surfaces incorporating stainless steel sink/drainer unit, built in electric oven with four ring gas hob, recess and plumbing for washing machine, recess for additional white goods, radiator.

### **First Floor Landing**

#### **Bedroom 1**

16' 1" (including wardrobes) x 11' 2" ( 4.90m (including wardrobes) x 3.40m )

dual aspect UPVC Double Glazed windows to front, 2 built in double wardrobes and overhead storage, coved cornicing, radiator.

#### **Bedroom 2**

10' 10" (max) x 10' 11" (max) ( 3.30m (max) x 3.33m (max) ) UPVC Double Glazed window to rear aspect, radiator, coved cornicing.

#### Bathroom

fitted with a three piece white suite comprising panelled bath with mains shower over, pedestal wash hand basin, low level low flush WC, radiator, UPVC Double Glazed opaque window to rear aspect.

## **Externally**

**Small Front Garden** 

**Enclosed Rear Garden** 

**On Street Parking** 













### welcome to

# **Ashgrove Avenue, Hartlepool**

- CURRENTLY TENANTED, CAN BE SOLD WITH OR WITHOUT VACANT POSSESSION
- 2 RECEPTION ROOMS
- **ENCLOSED REAR GARDEN**
- ON STREET PARKING
- POPULAR LOCATION

Tenure: Freehold EPC Rating: D

£80,000

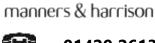


This floorplan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they should not be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely on its own inspection(s). Plan produced for Manners & Harrison. Powered by www.focalagent.com

## view this property online mannersandharrison.co.uk/Property/HAR116436



Property Ref: HAR116436 - 0015 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.







Hartlepool@mannersandharrison.co.uk



Shrewsbury House 129 York Road, HARTLEPOOL, Durham, TS26 9DW



mannersandharrison.co.uk

Manners & Harrison is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

