



**Teesbrooke Avenue, HARTLEPOOL TS25 5JF**

**welcome to**

## **Teesbrooke Avenue, HARTLEPOOL**

A superb 3 bedroomed, extended, semi detached house situated on this popular residential development.

### **Entrance Hallway**

Accessed via composite door, understairs storage cupboard, staircase to first floor, radiator.

### **Front Reception**

14' 8" into bay x 13' 5" ( 4.47m into bay x 4.09m )  
UPVC box bay window to front, attractive solid wood fireplace with marble effect surround and hearth with living flame gas fire, coved cornicing, radiator.

### **Open Living Dining Kitchen**

All open plan.

Living area 12ft 2in by 11ft 2 in maximum - a stunning fireplace with inset gas fire, coved cornicing, radiator, arch to:-

Dining area 20ft 1in by 8ft 6in - continuation of kitchen wall and base units, vertical radiator, French doors and patio doors overlooking rear garden.

Kitchen Area 8ft 3in by 7ft 7in - fitted with wall and base units with butcher block style working surfaces and complementing splashback, inset sink/drainage unit with chrome mixer tap, recess for cooker with brushed stainless steel splashback and extractor hood over.

### **First Floor Landing**

UPVC double glazed window to side, cupboard, loft void access.

### **Bedroom 1**

11' 1" x 9' 2" excluding door recess & alcove ( 3.38m x 2.79m excluding door recess & alcove )  
UPVC double glazed window to front, built in mirror fronted sliding wardrobes, radiator.

### **Bedroom 2**

12' 6" x 9' 5" excluding wardrobes ( 3.81m x 2.87m excluding wardrobes )  
UPVC double glazed window to rear, built in wardrobes, radiator.

### **Bedroom 3**

8' 1" x 9' 5" including overstairs bulk head ( 2.46m x 2.87m including overstairs bulk head )  
UPVC double glazed window to front, radiator.

### **Bathroom**

UPVC double glazed window to rear, panelled bath with chrome mixer tap and spray attachment, pedestal wash hand basin, radiator.

### **Separate W C**

UPVC double glazed opaque window to side, low level low flush WC.

### **Externally**

#### **Front**

Block paved, driveway offering off street parking, leading to:-

#### **Garage**

Up and over door, plumbing, power and lighting.

#### **Rear Garden**

Enclosed, south facing, surrounded with mature trees and shrubbery with patio area, greenhouse.







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## Teesbrooke Avenue, HARTLEPOOL

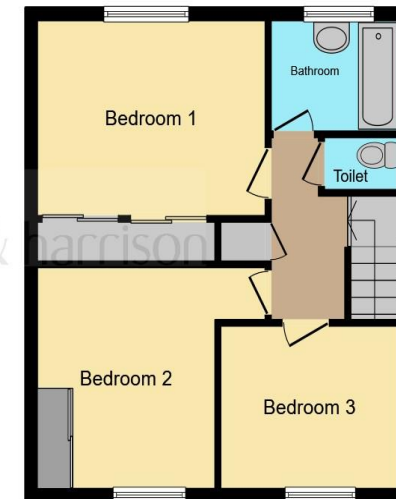
- GARAGE
- SOUTH FACING REAR GARDEN
- EXTENDED
- POPULAR AREA
- DRIVEWAY

Tenure: Freehold EPC Rating: D

**£175,000**



**Ground Floor**



**First Floor**

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