



**Berkeley Avenue, Hartlepool TS25 3DW**

**welcome to**

## **Berkeley Avenue, Hartlepool**

This charming and extended three-bedroom detached bungalow offers abundant potential and is ideally located near local amenities, shops, and excellent transport links. The home benefits from UPVC double glazing and gas central heating throughout. Viewing is highly recommended.

### **Entrance Porch**

Door leading to:

### **Entrance Hallway**

UPVC double glazed door with frosted glass end panelled, doors to all reception rooms and bedrooms, radiator.

### **Reception Room 1**

13' 8" x 16' 11" ( 4.17m x 5.16m )

UPVC double; glazed bow window to front, UPVC double; glazed window to side, radiator, electric fire with feature surround and marble plinth.

### **Second Reception Room/ Dining**

13' 7" Max x 15' 7" Max ( 4.14m Max x 4.75m Max )

UPVC double; glazed window to side, archway leading to conservatory and kitchen, gas fire with feature surround and plinth, radiator.

### **Conservatory**

12' 4" x 8' 10" ( 3.76m x 2.69m )

Of UPVC construction with UPVC double glazed windows, UPVC double glazed french doors to side, radiator, door leading to kitchen.

### **Kitchen**

12' 4" x 13' 1" ( 3.76m x 3.99m )

Tiled flooring, fitted with a range of wooden wall and bas units with contrasting tiled working surfaces and tiled splashback, boiler, 1 1/2 sink/drain unit with mixer taps, free standing gas hob and oven, plumbing for washing machine and dishwasher, space for fridge/freezer, integrated microwave.

### **Bedroom 1**

12' 5" x 12' 10" ( 3.78m x 3.91m )

UPVC double glazed bow window to front, radiator, feature stained glass window to side.

### **En-Suite**

UPVC double glazed window to side, radiator, tiled flooring, tiled walls, white panelled bath with mixer taps and shower attachment, wall mounted vanity wash hand basin with integrated low flush wc.

### **Bedroom 3**

9' 10" x 11' 1" ( 3.00m x 3.38m )

UPVC double glazed window to side, feature frosted windows.

### **Bedroom 2**

13' 2" x 10' 2" ( 4.01m x 3.10m )

UPVC double glazed window and door to rear leading to the rear garden, radiator.

### **Shower Room**

Tiled flooring, tiled walls, walk in shower with mixer tap and cladded walls, wall mounted vanity wash hand basin, low level low flush wc, heated towel rail.





## Externally

### Front Garden

Imprinted concrete driveway providing parking for 5/6 cars, mature borders and trees.

### Rear Garden

Printed concrete seating area, access to garage, numerous lawned areas, well established with trees and borders, additional seating area.

### Garage

Tandem garage with up and over door, lighting and power, wooden single glazed windows to side, wall units and storage.



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## Berkeley Avenue, Hartlepool

- 2 RECEPTION ROOMS
- BRIGHT CONSERVATORY
- WELL APPOINTED KITCHEN
- DRIVEWAY FOR MULTIPLE CARS
- SUBSTANTIAL REAR GARDEN

Tenure: Freehold EPC Rating: E

**£260,000**



This floor plan 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 cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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