



**Fulthorpe Avenue, Hartlepool TS24 9QS**

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## **Fulthorpe Avenue, Hartlepool**

Rare to the market, four bedroomed semi detached family home on the popular residential area of King Oswy with local amenities, schools and bus routes close by. This property is perfect for a growing family and is bright and airy throughout with modern kitchen and bathroom.

### **Entrance Hallway**

Entered via UPVC double glazed door, window panels either side, stairs to first floor, radiator, doors leading to all principal rooms, understairs storage cupboard.

### **Lounge**

13' Max x 15' 11" Max ( 3.96m Max x 4.85m Max )  
Dual aspect, UPVC double glazed bow window to front, UPVC double glazed window to rear, two radiators, TV point, feature electric fire with decorative wood surround and marble hearth.

### **Reception Room 2**

8' 10" x 13' 2" ( 2.69m x 4.01m )  
UPVC double glazed window to front, UPVC double glazed window to side, laminate flooring, TV point, currently used as a bar area, radiator.

### **Kitchen**

8' 11" x 9' 9" ( 2.72m x 2.97m )  
UPVC double glazed window to the rear, tiled flooring, a beautiful range of grey wall and base units with complimenting working surfaces and marching upstands, inset electric oven , 4 ring gas hob with glass splashback and extractor over, spotlights to ceiling, inset 1 1/2 bowl sink/ drainer with swan neck mixer tap, plumbing and recess for washing machine, space for freestanding American style fridge/freezer, radiator, concertina door leading to rear lobby.

### **Utility Area**

9' 4" x 5' 9" ( 2.84m x 1.75m )  
Tiled flooring, built in storage housing wall mounted Ideal Logic combi boiler, UPVC double glazed door to rear, door leading to ground floor wc.

### **Ground Floor Wc**

UPVC double glazed window to side, low level low flush wc with wash hand basin on cistern, mixer tap, tiled flooring, spotlights to ceiling.

### **First Floor**

#### **Landing**

Stairs from first floor, UPVC double glazed window to rear.

#### **Bedroom 1**

11' 8" x 11' 10" ( 3.56m x 3.61m )  
UPVC double glazed window to front, UPVC double glazed window to side, TV point, radiator, built in storage cupboard.

#### **Bedroom 2**

13' Max x 8' 8" Max ( 3.96m Max x 2.64m Max )  
Two UPVC double glazed windows to the front, built in storage cupboard, radiator, TV point.

#### **Bedroom 3**

6' 11" x 9' 11" ( 2.11m x 3.02m )  
UPVC double glazed window to rear, radiator.

#### **Bedroom 4**

7' 11" Max x 9' 9" Max ( 2.41m Max x 2.97m Max )  
UPVC double glazed window to rear, radiator.

### **Family Bathroom**

Ultra modern , UPVC double glazed window to rear, panelled bath with mixer tap and shower over with a rainfall shower head and handheld shower attachment, glass shower screen, tiled walls, cladded ceiling, spotlights to ceiling, tiled floor, low level low flush wc with concealed cistern, wash hand basin on a vanity unit, chrome heated towel rail.







## Externally

### Rear Garden

Fence enclosed, shaped lawned area, paved patio area, wooden gate leading to the side.

### Front Garden

Fence enclosed, part hedge privet, two small shaped lawn area, hard standing driveway, patio wrapping around the side.



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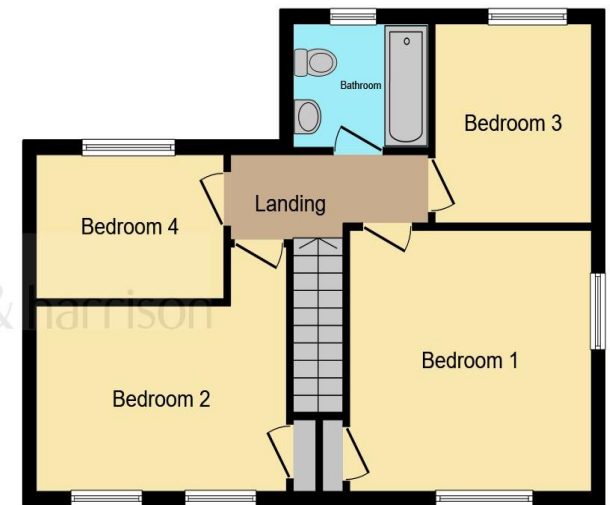
- TWO RECEPTION ROOMS
- GROUND FLOOR WC
- ULTRA MODERN BATHROOM
- FRONT AND REAR GARDENS
- OFF STREET PARKING

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

**£160,000**



Ground Floor



First Floor

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