



Ventnor Avenue, Hartlepool TS25 5LZ

welcome to

Ventnor Avenue, Hartlepool

This traditional, bay fronted, three bedroom, semi detached home has been thoughtfully extended to provide generous and versatile living space, ideal for families or those seeking extra room to grow.

Entrance Hallway

Composite door to front, radiator, window to side, staircase to first floor.

Lounge

25' 3" Excluding bay window x 12' 9" Max (7.70m

Excluding bay window x 3.89m Max)

Bay window to front, coved cornicing, fireplace housing gas fire, dado rail, window to rear, door to rear.

Extended Kitchen/ Diner

11' 1" x 12' 7" (3.38m x 3.84m)

Fitted with a range of wall and base units with complimenting working surfaces, double oven, hob with extractor hood above, 1 1/2 bowl sink/drainers unit with mixer tap, two windows to rear, door to rear, cupboard housing fridge/freezer.

First Floor

Landing

Window to side, access to loft (boarded).

Bedroom 1

13' 6" Excluding wardrobe and inc bay x 10' 3" (4.11m

Excluding wardrobe and inc bay x 3.12m)

Bay window to front, coved cornicing, radiator, dado rail, built in wardrobes.

Bedroom 2

11' Max x 8' 9" Max (3.35m Max x 2.67m Max)

Window to rear, coved cornicing, radiator, recess fitted with rails and storage, coved cornicing.

Bedroom 3

6' 9" including wardrobes x 7' 7" Max (2.06m including wardrobes x 2.31m Max)

Window to rear, fitted wardrobe, radiator, coved cornicing.

Wet Room

Walk in shower, low level low flush wc, vanity wash hand basin, chrome heated towel rail, spotlighting to ceiling.





Externally

Rear Garden

Mature garden, well established with lawn area, personnel door to garage.

Garage

Plumbing for washing machine.

Front Garden

Driveway.



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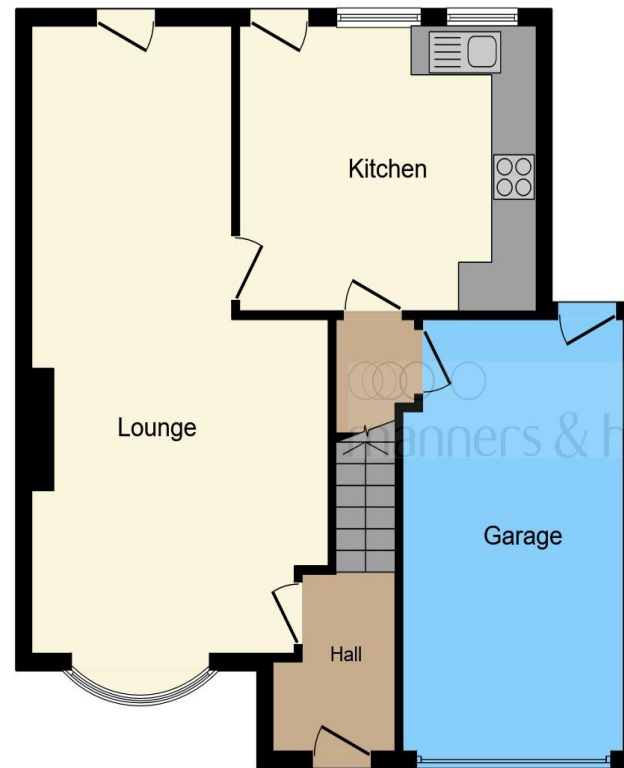
Ventnor Avenue, Hartlepool

- OPEN PLAN LIVING/ DINER
- SPACIOUS KITCHEN
- PRIVATE ENCLOSED REAR GARDEN
- GARAGE AND DRIVEWAY
- EXTENDED

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

£170,000



Ground Floor



First Floor

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

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Property Ref:
HAR117136 - 0003

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