



Barton Avenue, Hartlepool TS25 5AN

welcome to

Barton Avenue, Hartlepool

Lovingly cared for and well presented, two bedroom, semi detached property, located on a popular residential street with excellent access to local amenities and transport links.

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Entered via UPVC double glazed door to side, stairs to first floor, radiator, dado rail, door leading to the lounge, door leading to the reception room 2.

Lounge

10' 3" excluding bay window x 16' 4" (3.12m excluding bay window x 4.98m)

UPVC double glazed bay window to the front, coved cornicing, TV point, feature coal effect electric fire with wooden surround and marble hearth, radiator.

Reception Room 2

16' maximum x 9' 8" (4.88m maximum x 2.95m)

TV point, UPVC double glazed window to the side, built in understairs storage cupboard, radiator, door leading to:-

Kitchen

8' 8" x 12' 4" (2.64m x 3.76m)

UPVC double glazed window to the side and to the rear, UPVC double glazed door to the rear, tiled flooring, coved cornicing, radiator, range of white wall and base units with complementing work surfaces, tiled splashback, space for free standing cooker, stainless steel sink/drainers with mixer tap, a wall mounted Ideal Logic combination boiler, a door leading to:-

Rear Lobby

Space for free standing fridge freezer, tiled floor, door leading to:-

Downstairs W C

UPVC double glazed window to the rear, low level low flush WC, tiled floor.

First Floor Landing

Stairs from the hallway, coved cornicing, UPVC

double glazed window to the side, dado rail, doors leading to bedroom 1, 2 and family bathroom.

Bedroom 1

16' maximum x 10' 3" (4.88m maximum x 3.12m)

2 UPVC double glazed windows to front, radiator, coved cornicing, TV point, laminate flooring.

Bedroom 2

7' 5" maximum x 9' 5" maximum (2.26m maximum x 2.87m maximum)

UPVC double glazed window to rear, radiator, coved cornicing, built in storage cupboard.

Family Bathroom

UPVC double glazed window to rear, tiled walls, coved cornicing, tiled flooring, wood panelled bath with mixer tap and hand held shower attachment, concertina shower screen, low level low flush WC, pedestal wash hand basin, radiator, loft hatch access.

Externally

Front

Front walled palisade with wrought iron gate, which leads down the side of the property giving access to the front door at the side, wooden gate which gives access to the rear garden.

Rear Garden

Wall and fence enclosed with a wooden gate to the rear alleyway, predominately hardstanding for ease of maintenance with some mature plants, west facing so is a nice little sun trap.





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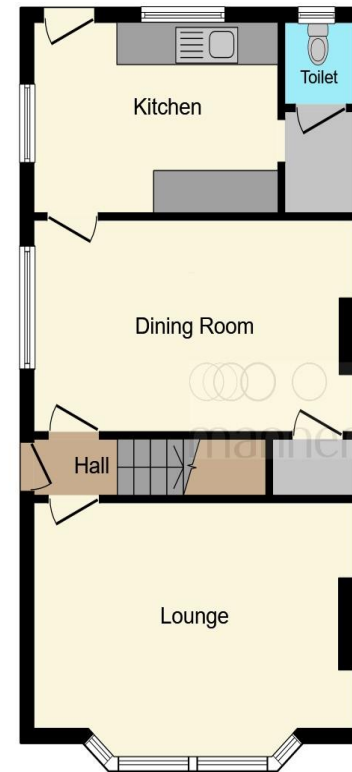
Barton Avenue, Hartlepool

- LOVINGLY CARED FOR
- WELL PRESENTED
- POPULAR LOCATION
- EXCELLENT ACCESS TO LOCAL AMENITIES
- DOWNSTAIRS WC

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£75,000



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:
HAR119499 - 0005

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manners & harrison



01429 261351



Hartlepool@mannersandharrison.co.uk



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



mannersandharrison.co.uk