



Ashgrove Avenue, Hartlepool TS25 5BU

welcome to

Ashgrove Avenue, Hartlepool

This well presented four-bedroom terraced family home is situated in a desirable residential location and offers an excellent blend of traditional character and modern convenience.

Entrance Vestibule

Entered via composite double glazed door, coved cornicing, dado rail, wooden and glass door leading into entrance hallway.

Entrance Hallway

Stairs to first floor, radiator, delph rack, doors leading into reception 1 & 2 and kitchen, under stairs storage cupboard, coved cornicing.

Lounge

12' 9" x 14' 6" (into bay) (3.89m x 4.42m (into bay))
UPVC double glazed bay window to front, radiator x2, coved cornicing, ceiling rose, feature stone effect fire with marble surround and hearth.

Reception Room 2

10' 8" (max) x 16' (max) (3.25m (max) x 4.88m (max))
UPVC double glazed door leading to rear garden, UPVC windows on both sides, coved cornicing, ceiling rose, radiator, coal effect gas fire with decorative surround and marble hearth.

Kitchen/Diner

18' 8" (max) x 9' 9" (max) (5.69m (max) x 2.97m (max))
Two UPVC double glazed windows to side, radiator, laminate flooring, spotlights, space for dining table, serving hatch into reception room 2.

Kitchen; tiled flooring, range of wall and base units with contrasting working surfaces, tiled splashback, inset 1 1/2 sink/drainers with mixer tap, inset electric oven and grill, four ring gas hob, small peninsular island, recess for under counter fridge, door leading to rear lobby.

Rear Lobby

UPVC double glazed door to side, door leading to utility room.

Utility Room

5' 5" x 7' (1.65m x 2.13m)
UPVC double glazed window to rear and side, wall mounted mains combi boiler, plumbing for washing machine, space for freezer, space for tumble dryer, door leading to downstairs WC.

Downstairs Wc

UPVC double glazed window to rear, wall mounted wash hand basin with tiled splashbacks, low level low flush WC, radiator.

First Floor Landing

Three quarter dado rail, coved cornicing, ceiling rose, doors leading to 1 of the bedrooms and family shower room, built in storage cupboard.

Bedroom 1

12' 5" (max) x 7' 8" (exc recess) (3.78m (max) x 2.34m (exc recess))
UPVC double glazed window to rear, radiator, built in storage cupboard x2.

Wet room

UPVC double glazed window to side, wall mounted Mira electric shower, wet room flooring, part tiled walls, cladded ceilings, spotlights to ceilings, extractor fan, low level low flush WC, wash hand basin with mixer tap, radiator, chrome heated towel rail.

Bedroom 2

12' 3" (max) x 12' 9" (3.73m (max) x 3.89m)
UPVC double glazed window to rear, radiator, built in storage cupboard.





Bedroom 3

13' 1" (max) x 14' 7" (max) (3.99m (max) x 4.45m (max))
UPVC double glazed bay window to front, radiator,
built in storage cupboard.

Bedroom 4

11' 7" (max) x 5' 9" (max) (3.53m (max) x 1.75m (max))
UPVC double glazed window to front, radiator.

Front Palisade

Wall enclosed for ease of maintenance, block
paving.

Rear Garden

Wall and fence enclosed, low maintenance, crazy
paving, mature planted borders, not directly
overlooked, west facing, wooden gate leading to
shared alleyway for front of property access.



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welcome to

Ashgrove Avenue, Hartlepool

- DESIRABLE LOCATION
- IDEAL FOR A RANGE OF BUYERS
- TWO RECEPTION ROOMS
- FOUR BEDROOMS
- WEST FACING REAR GARDEN

Tenure: Freehold EPC Rating: E

Council Tax Band: B

£150,000



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

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Property Ref:
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