



Tristram Avenue, Hartlepool, TS25 5PA

welcome to

Tristram Avenue, Hartlepool

Lovingly maintained and cared for by the current owner, this wonderful three-bedroom semi-detached family home offers a warm and welcoming layout from the moment you step into the entrance hallway.

Entrance Hall

Entered via a UPVC double glazed door to the side into the entrance hall, stairs to the first floor, radiator, understairs storage cupboard, laminate flooring, door leading into lounge.

Lounge

11' 8" Max x 13' 5" (3.56m Max x 4.09m)
UPVC double glazed window to front, radiator, laminate flooring, TV point, door leading to the kitchen, archway leading to the dining room, coal effect gas fire with a decorative wood surround and marble hearth, coved cornicing, wall lights.

Dining Room

10' 4" x 12' 1" Into bay window (3.15m x 3.68m Into bay window)
UPVC double glazed bay window to the front, coved cornicing, laminate flooring, radiator.

Kitchen

12' x 12' 2" (3.66m x 3.71m)
Bright and airy, laminate flooring, UPVC double glazed window to rear, UPVC double glazed french doors to the rear, beautiful range of shaker style wall and base units with complimenting wood effect working surfaces, stainless steel 1 1/2 bowl sink/ drainer with swan neck mixer tap, inset electric oven, four ring gas hob with extractor over, space for freestanding fridge/ freezer, space for dining table, radiator, archway leading to a utility area which has plumbing and recess for washing machine and space for tumble dryer, door leading to downstairs wc.

Downstairs Wc

UPVC double glazed window to the side, concealed cistern low level low flush wc, laminate flooring, tiled walls, radiator.

Landing

Stairs from the hallway, loft hatch access, UPVC double glazed window to side, doors leading to all principle rooms.

Bedroom 1

11' 7" Max x 13' 5" (3.53m Max x 4.09m)
UPVC double glazed window to front, coved cornicing, laminate flooring, radiator.

Bedroom 2

10' 4" Max x 10' Max (3.15m Max x 3.05m Max)
2 UPVC double glazed windows one to the front one to side, coved cornicing, laminate flooring, radiator.

Bedroom 3

8' x 7' 9" (2.44m x 2.36m)
UPVC double glazed window to rear, radiator, laminate flooring.

Family Bathroom

UPVC double glazed window to side, panel bath with a shower over, pedestal wash hand basin, radiator, low level low flush wc, LVT flooring, tiled walls.



Externally

Front Of Property

Block paved driveway (space for 3 vehicles) leading to front door, wooden gate that leads to rear.

Rear Garden

Low maintenance, paved patio area, stone bed areas, decked area to the rear, fence enclosed, wooden built shed, outdoor tap, west facing.



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welcome to

Tristram Avenue, Hartlepool

- MODERN KITCHEN
- DOWNSTAIRS WC
- LOW MAINTENANCE GARDEN
- WELCOMING LAYOUT
- GENEROUS LOUNGE

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

£140,000



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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manners & harrison



01429 261351



Hartlepool@mannersandharrison.co.uk



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



mannersandharrison.co.uk