



**Barton Avenue, Hartlepool, TS25 5AN**

**welcome to**

## **Barton Avenue, Hartlepool**

This is a perfect opportunity for first-time buyers to purchase a deceptively spacious two-bedroom, bay-fronted mid-terrace home.

### **Entrance Hallway**

Hardwood panelled entrance door, staircase to First Floor, coved cornicing, inner door leading to;

### **Living Room**

13' 7" x 11' 10" (into alcoves) ( 4.14m x 3.61m (into alcoves) )

(plus wide angled bay window) traditional 'Adam' style fireplace with marble back panel and hearth and inset 'living flame' coal effect electric fire, coved cornicing, TV point, telephone point, laminate flooring, radiator, feature square arch with twin 'Colonial' opaque doors leading to;

### **Kitchen / Diner**

16' 6" x 8' 10" ( 5.03m x 2.69m )

pleasant range of 'cream' base and eye level units with matching roll top working surfaces and inset 1 ½ bowl single drainer stainless steel sink unit with mixer tap, built in appliances comprising 'Algor' oven and 4 burner gas hob with extractor canopy over, plumbed for washing machine, Dining Area, complementing part tiled walls, coved cornicing, under stairs storage cupboard, radiator, extractor fan.

### **Utility Area**

Window to side, door to side, worktop with display shelving and panelled door leading to sunny west facing Rear Yard.

### **First Floor Landing**

coved cornicing.

### **Bathroom / Wc**

white suite comprising panelled bath with mixer tap and 'Triton Cara' shower attachment over, pedestal wash hand basin in vanity surround with cupboard

space below and mixer tap, close coupled low flush WC, ceramic wall and floor tiling being full height surrounding shower area, enclosed cupboard housing wall mounted central heating boiler, silver heated towel rail, extractor fan.

### **Bedroom 1**

13' 6" x 10' 11" (into alcoves) ( 4.11m x 3.33m (into alcoves) )

(plus built in furniture comprising one double and one single wardrobe with louvre doors) wall light points, coved cornicing, door leading to loft, radiator.

### **Bedroom 2**

Window to rear, coved cornicing, radiator.

### **Loft**

eaves storage space, Double Glazed Velux window, radiators.





**Externally**

**Rear Yard**

**Front Palisade**



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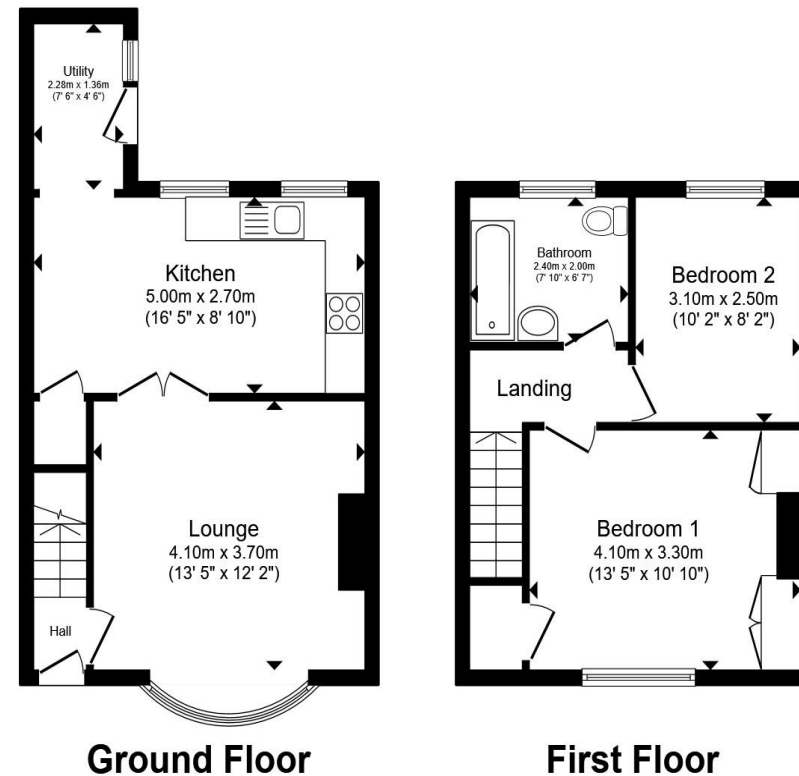
welcome to

## Barton Avenue, Hartlepool

- PERFECT FOR FIRST TIME BUYERS
- TWO BEDROOMS
- MODERN KITCHEN/DINER
- UTILITY AREA
- WEST FACING REAR YARD

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

**£80,000**



Total floor area 69.3 m<sup>2</sup> (746 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

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Property Ref:  
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**manners & harrison**



**01429 261351**



[Hartlepool@mannersandharrison.co.uk](mailto:Hartlepool@mannersandharrison.co.uk)



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



**[mannersandharrison.co.uk](http://mannersandharrison.co.uk)**