



*****REDUCED***** A three bedroom semi-detached property on Fernwood Avenue which benefits from TWO RECEPTION ROOMS, modern first floor bathroom and westerly aspect rear garden. The home would make an ideal purchase for a first time buyer or young family and further features gas central heating and uPVC double glazing. The internal layout comprises: entrance vestibule with stairs to the first floor and access to the bay fronted lounge with feature fire surround and electric fire, the full width dining room incorporates French doors to the rear garden and leads through to the kitchen which is fitted with units to base and wall level with built-in oven, hob and extractor. To the first floor are three bedrooms, the bay fronted master with mirrored wardrobes, they are served by the modern bathroom which is fitted with a three piece white suite and includes a free standing bath. Externally is a low maintenance front with a gate to the side of the property leading through to the enclosed rear garden, enjoying a westerly aspect. Fernwood Avenue is well situated within walking distance of amenities and close to local schools.

Fernwood Avenue, Hartlepool, TS25 5LT

3 Bed - House - Semi-Detached

Asking Price £115,995

EPC Rating: E

Council Tax Band: B

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Fernwood Avenue, Hartlepool, TS25 5LT



GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via uPVC double glazed entrance door, fitted with 'oak' style flooring, stairs to the first floor, single radiator, access to:

LOUNGE

15'6 into bay x 12'11 (4.72m into bay x 3.94m)

uPVC double glazed bay window to the front aspect, modern 'oak' style flooring, feature fire surround with 'coal' effect electric fire, television point, single radiator to bay.



DINING ROOM

16'1 x 8'11 (4.90m x 2.72m)

A full width dining room with uPVC double glazed French doors to the rear garden, modern 'oak' style flooring, useful under stairs storage cupboard, coving to ceiling, double radiator, door to the kitchen.



KITCHEN

14'3 x 8'3 (4.34m x 2.51m)

Fitted with a range of units to base and wall level with brushed stainless steel handles and contrasting roll-top work surfaces with matching splashback incorporating an inset one and a half bowl single drainer sink unit with chrome mixer tap, built-in electric oven with four ring gas hob above and extractor hood over, all finished in brushed stainless steel, recess with plumbing for washing machine, recess for tumble dryer, recess for free standing fridge/freezer, four drawer unit to base level, uPVC double glazed windows to the side and rear aspects, uPVC double glazed door to the rear garden, tiled flooring, convector radiator.



FIRST FLOOR

LANDING

uPVC double glazed window to the side aspect, hatch to loft space.

BEDROOM 1

14'3 into bay x 10'10 into wardrobes (4.34m into bay x 3.30m into wardrobes)

uPVC double glazed bay window to the front aspect with curved single radiator, mirror front sliding wardrobes.



BEDROOM 2

10'11 x 8'3 (3.33m x 2.51m)

uPVC double glazed window overlooking the rear garden, single radiator.

BEDROOM 3

6'8 x 6' (2.03m x 1.83m)

uPVC double glazed window to the front aspect, convector radiator.



FAMILY BATHROOM/WC

7'6 x 6'10 (2.29m x 2.08m)

Fitted with a three piece suite comprising: free standing bath with chrome mixer tap and shower attachment over, pedestal wash hand basin with chrome mixer tap, close coupled WC, attractive tiling to walls and flooring, 'column' style radiator, uPVC double glazed window to the rear aspect.

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OUTSIDE

The property features a low maintenance, part lawned front garden with a gate to the side of the property leading through to the westerly aspect rear garden which is predominantly lawned with a decked patio area, whilst enjoying a westerly aspect, meaning it should prove to be a suntrap in the summer months.

NB

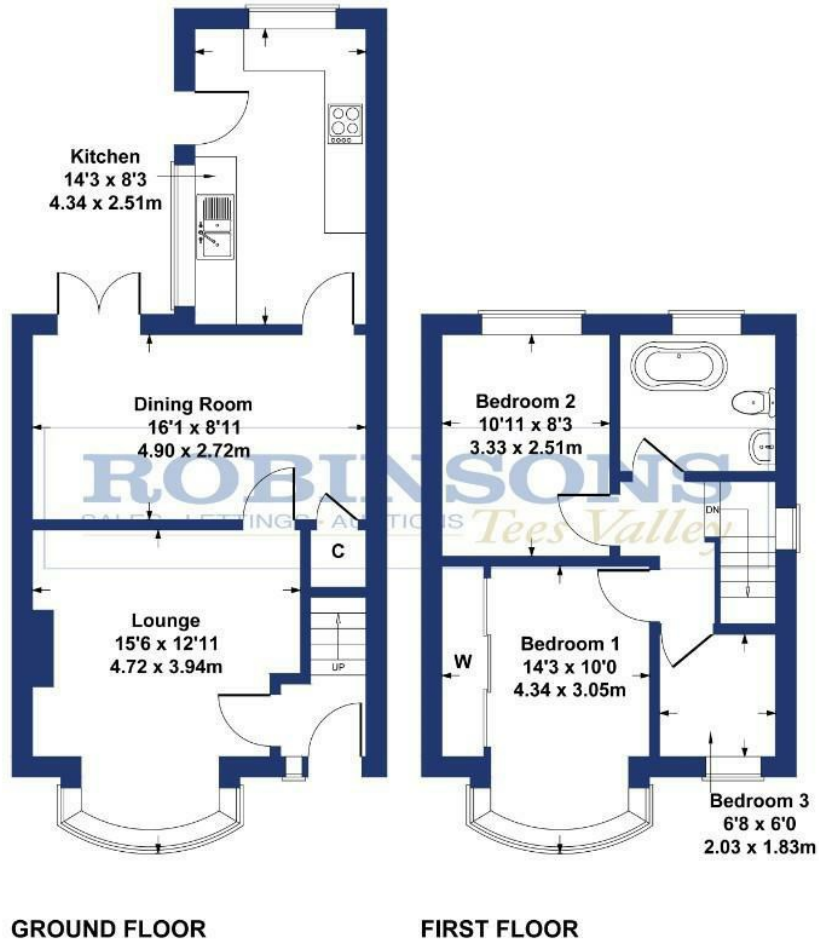
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



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Fernwood Avenue

Approximate Gross Internal Area
834 sq ft - 77 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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Produced by Potterplans Ltd. 2022

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		54	77
EU Directive 2002/91/EC			

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