

*** CAN BE SOLD WITH EXISTING TENANT*** An attractively presented two bedroom second floor apartment which enjoys sea views, whilst internally are modern fixtures and fittings complemented by tasteful and attractive décor. Other features include gas central heating, uPVC double glazing, burglar alarm and telecom entry system. The communal entrance feature stairs to each floor, whilst the apartment briefly comprises: entrance hall with cloaks cupboard, spacious lounge with French doors opening to a pleasant sun balcony, quality fitted kitchen including built-in oven, hob, extractor, integrated fridge/freezer, microwave, dishwasher and washer/dryer, two bedrooms, both of which benefit from built-in wardrobes, plus a bathroom/WC fitted with a four-piece suite including bath with separate shower. Externally is a delightful sun balcony, communal grounds, allocated parking and visitors parking on site.

Fleet Avenue, Hartlepool, TS24 0WL

2 Bed - Apartment

£99,995

EPC Rating: C

Council Tax Band: B

Tenure: Leasehold



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COMMUNAL ENTRANCE

Accessed via secure telecom entry system, stairs to each floor.

ENTRANCE HALLWAY

Accessed via panelled entrance door, fitted carpet, convector radiator, useful part shelved cloaks cupboard, access to:

LOUNGE

A spacious and attractively presented lounge which offers a good degree of natural light from a feature window incorporating uPVC double glazed French doors which open to a sun balcony, fitted carpet, television point, convector radiator, access door to kitchen.



BREAKFAST KITCHEN

Fitted with a modern range of units to base and wall level in an 'L' shaped layout incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in electric oven with microwave above, separate four ring gas hob with an illuminated three speed extractor hood over, all finished in brushed stainless steel, integrated fridge/freezer, integrated dishwasher and plumbing for washer/dryer, attractive tiling to splashback, modern laminate flooring, inset spotlighting to ceiling, gas central heating boiler, useful storage cupboard, convector radiator.



BEDROOM 1

A beautifully presented master bedroom which benefits from wall to wall fitted wardrobes with hanging rails and shelving, uPVC double glazed window, fitted carpet, convector radiator.



BEDROOM 2

With fitted wardrobes, uPVC double glazed window with pleasant sea views, fitted carpet, convector radiator.

FAMILY BATHROOM/WC

Fitted with a modern four piece suite with chrome fittings comprising: panelled bath with chrome mixer tap, separate shower cubicle with chrome frame, glass panelled door and chrome shower, pedestal wash hand basin with chrome dual taps, low level WC, attractive tiling to walls, fitted extractor fan, uPVC double glazed window, convector radiator.

OUTSIDE

The property features a sun balcony with access from the lounge, visitors parking and allocated parking on site.



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.



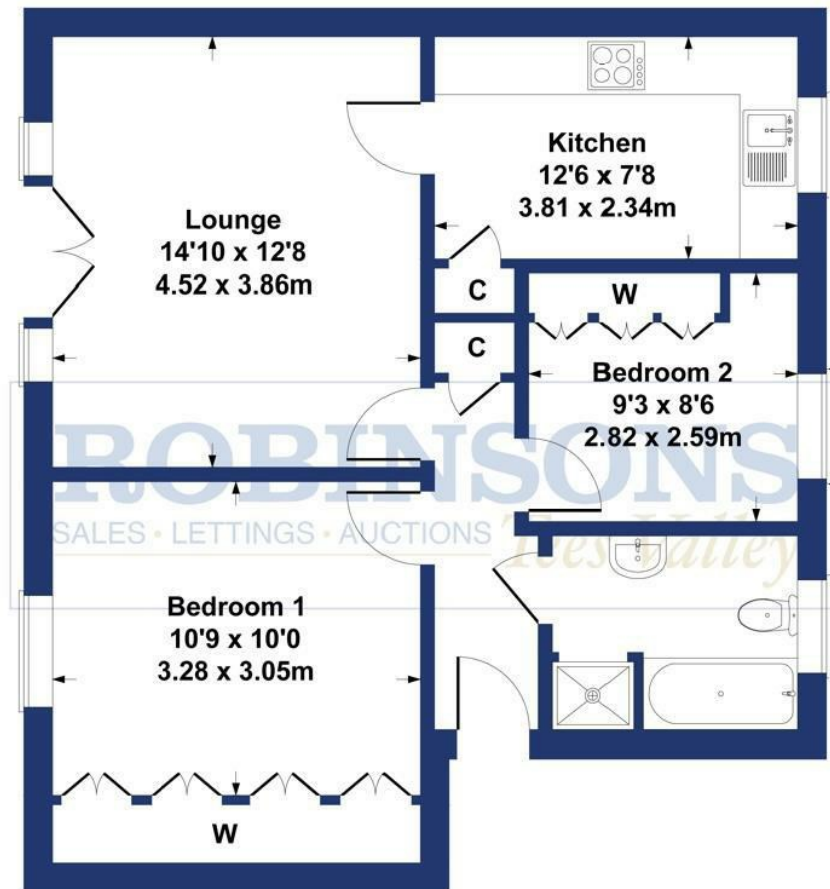
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Drake House

Approximate Gross Internal Area
670 sq ft - 62 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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Produced by Potterplans Ltd. 2023

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		79	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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