



**\*\*\*REDUCED\*\*\* NO CHAIN INVOLVED \*\*\* AVAILABLE IMMEDIATELY \*\*\*** A deceptively spacious **TWO BEDROOM** mid terraced property on Haswell Avenue. The home offers accommodation enhanced by a conservatory extension to the rear and features a good size attic room with access via bedroom one. An ideal purchase for a first time buyer, young couple or possible investment opportunity, with further benefits including 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, the full width kitchen/diner is fitted with a range of units to base and wall level, including a built-in oven, hob and extractor, with French doors to the conservatory from the dining area. To the first floor are two good size bedrooms, the master bedroom with access to a useful attic room, ideal for a variety of uses. The bedrooms are served by the family bathroom which incorporates a three piece suite. Externally are gardens to the front and rear. Haswell Avenue is well situated within walking distance of St Aidan's Primary School and St Cuthbert's Primary School, whilst being within a short stroll of amenities on Stockton Road.

**Haswell Avenue, Hartlepool, TS25 5BP**

**2 Bedroom - House - Mid Terrace**

**£89,950**

**EPC Rating: D**

**Tenure: Freehold**

**Council Tax Band: A**



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Haswell Avenue, Hartlepool, TS25 5BP

## GROUND FLOOR

### ENTRANCE VESTIBULE

Accessed via uPVC double glazed entrance door with matching fanlight above, stairs to the first floor with fitted carpet, dado rail, access to:

### BAY FRONTED LOUNGE

**15' into bay x 13' into alcove (4.57m into bay x 3.96m into alcove)**

Large uPVC double glazed bay window to the front aspect, feature fire surround with electric fire, fitted carpet, coving to ceiling, two wall lights, convector radiator.



### FULL WIDTH KITCHEN/DINER

**16' x 8'4 (4.88m x 2.54m)**

Fitted with a range of 'oak' style units to base and wall level with brushed stainless steel handles and contrasting roll-top work surfaces incorporating an inset single drainer stainless sink unit with mixer tap, built-in electric oven with four ring hob above and extractor hood over, tiling to splashback, recess for washing machine, recess for fridge/freezer, three drawer unit to base level, wine rack to eye-level, uPVC double glazed window to the rear aspect, vinyl flooring, under stairs storage cupboard, dado rail, coving to ceiling, convector radiator, uPVC double glazed French door with matching side screen to the conservatory.



### CONSERVATORY EXTENSION

**9'6 x 9' (2.90m x 2.74m)**

uPVC double glazed framed conservatory with door to the rear garden, two wall lights, various power points.



## FIRST FLOOR

### LANDING

Access to both bedrooms and bathroom, fitted carpet, dado rail.

### BEDROOM ONE

**14'10 x 11' (4.52m x 3.35m)**

A good sized master bedroom with a large uPVC double glazed window to the front aspect, fitted carpet, convector radiator, closed off staircase to the attic room with additional uPVC double glazed window.



### ATTIC ROOM

**14'6 x 10'2 (4.42m x 3.10m)**

Offering a variety of uses, with double glazed Velux window to the rear aspect, eaves storage, fitted carpet, light and power points.

### BEDROOM TWO

**10'5 x 9'5 (3.18m x 2.87m)**

uPVC double glazed window to the rear aspect, coving to ceiling, convector radiator, gas central heating boiler.



### FAMILY BATHROOM/WC

**7'9 x 6'5 (2.36m x 1.96m)**

Fitted with a three piece suite comprising: panelled bath with shower over, tiling and PVC panelling to splashback, pedestal wash hand basin with dual taps, close coupled WC, uPVC double glazed window to the rear aspect.

Haswell Avenue, Hartlepool, TS25 5BP



**EXTERNALLY**

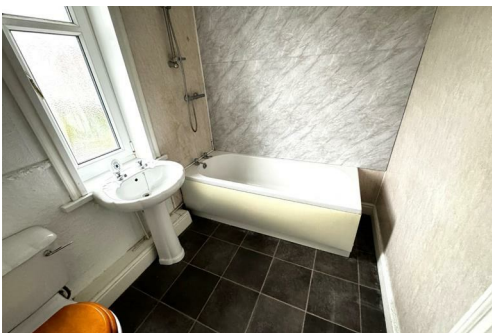
The property features a lawned front garden enclosed by a brick boundary wall with paved walkway. The enclosed rear garden is paved, in need of maintenance, yet offering great potential.

**NB 1**

A shared passageway to the side leads to the rear of the property.

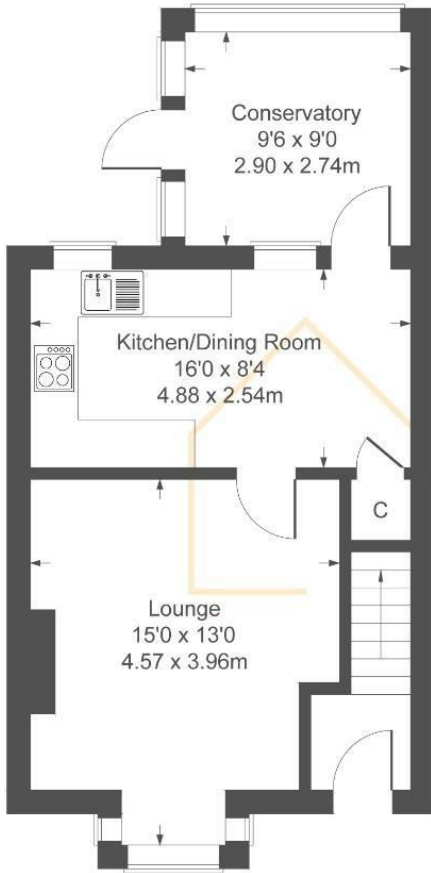
**NB 2**

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.

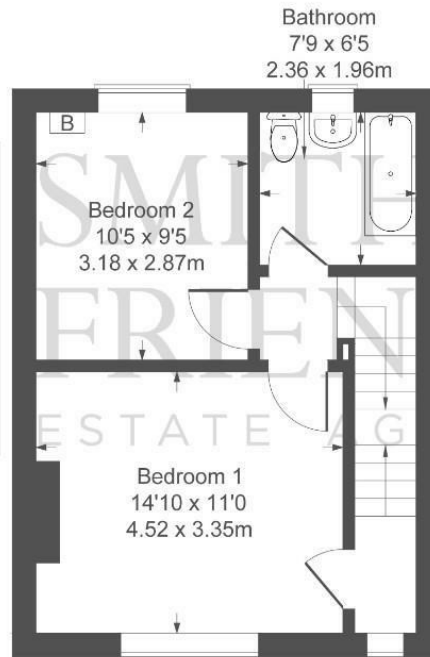


## Haswell Avenue

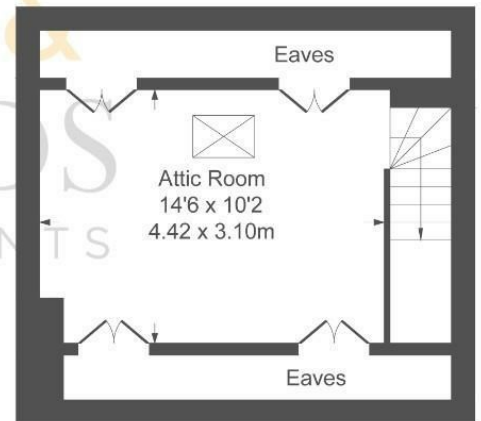
Approximate Gross Internal Area  
961 sq ft - 89 sq m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

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. We 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			82
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

106 York Road, Hartlepool, TS26 9DE  
01429 891100

hartlepool@smith-and-friends.co.uk

www.smith-and-friends.co.uk



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