



**\*\*\*REDUCED\*\*\* NO CHAIN INVOLVED \*\*\* AVAILABLE IMMEDIATELY \*\*\*** A spacious and well proportioned **THREE BEDROOM** mid terraced property with **TWO RECEPTION ROOMS** and generous rear garden. The home is likely to appeal to a variety of buyers including first time buyers and investors, with an internal viewing recommended to appreciate the potential on offer. The accommodation is warmed by gas central heating, features uPVC double glazing and briefly comprises: entrance hall with stairs to the first floor and access to the bay fronted lounge with feature fire surround, gas fire and double doors through to the dining room/rear reception room. The kitchen features units to base and wall level with space for appliances (appliances included), whilst the rear lobby gives access to the ground floor bathroom. To the first floor are three bedrooms, all with wardrobes, they are served by a useful first floor wash room. Externally is a low maintenance front and generous enclosed rear garden. Local schools and amenities are within walking distance of the property.

**Ashgrove Avenue, Hartlepool, TS25 5BT**

**3 Bedroom - House - Mid Terrace**

**£82,500**

**EPC Rating: D**

**Tenure: Freehold**

**Council Tax Band: A**



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Ashgrove Avenue, Hartlepool, TS25 5BT



## GROUND FLOOR

### ENTRANCE HALL

Accessed via uPVC double glazed entrance door, fitted carpet, dado rail, single radiator, door to:

### LOUNGE

**15'7 into bay x 12'2 into alcove (4.75m into bay x 3.71m into alcove)**

Large uPVC double glazed bay window to the front aspect, attractive feature fire surround with 'marble' style back and base, inset gas fire, fitted carpet, coving to ceiling, two single radiators, double sliding doors with glazed inserts to the dining room.

### DINING ROOM/RECEPTION ROOM

**15'6 x 8'5 (4.72m x 2.57m)**

Ideally situated off the kitchen, with uPVC double glazed window to the rear aspect, fitted carpet, under stairs storage cupboard, additional storage cupboard, coving to ceiling, single radiator.

### KITCHEN

**10'4 x 6'3 (3.15m x 1.91m)**

Fitted with a range of units to base and wall level with roll-top work surfaces, inset single drainer stainless steel sink unit with dual taps, recess for gas cooker, recess with plumbing for washing machine, space for additional appliances (appliances included), tiling to splashback, Potterton Titanium gas central heating boiler, uPVC double glazed window to the side aspect, extractor fan, single radiator.

### REAR LOBBY

uPVC double glazed door to the rear garden, single radiator, eye-level double unit, access to:

### GROUND FLOOR BATHROOM/WC

**7'9 x 5'6 (2.36m x 1.68m)**

Fitted with a three piece suite comprising: cast iron panelled bath with mixer tap and shower attachment, pedestal wash hand basin with dual taps, wall mounted WC, tiled splashback, uPVC double glazed window to the side aspect, extractor fan, single radiator.

## FIRST FLOOR

### LANDING

Fitted carpet, dado rail, hatch to loft space, access to:

### BEDROOM ONE

**11'2 x 11'1 (3.40m x 3.38m)**

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

### BEDROOM TWO

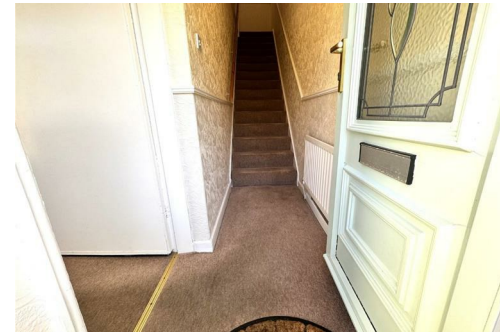
**11'2 x 10'6 (3.40m x 3.20m)**

uPVC double glazed window to the front aspect, wardrobes to each alcove, fitted carpet, single radiator.

### BEDROOM THREE

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

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





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**FIRST FLOOR WASHROOM/WC**

Fitted with a two piece white suite comprising: pedestal wash hand basin with dual taps and tiled splashback, wall mounted WC, fitted carpet, uPVC double glazed window to the rear aspect.

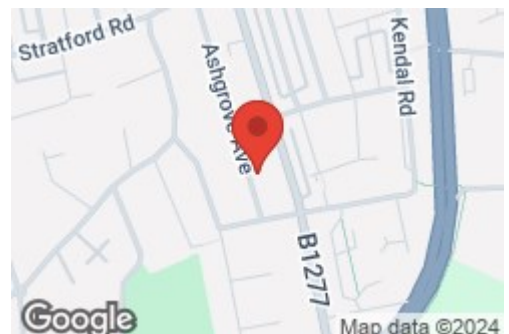


**OUTSIDE**

The property features a low maintenance paved front, with privacy hedge and wrought iron gate. A shared passage leads through to the enclosed rear garden which is of a generous size with lawn and paved patio areas, including two timber storage sheds, and fenced boundaries.

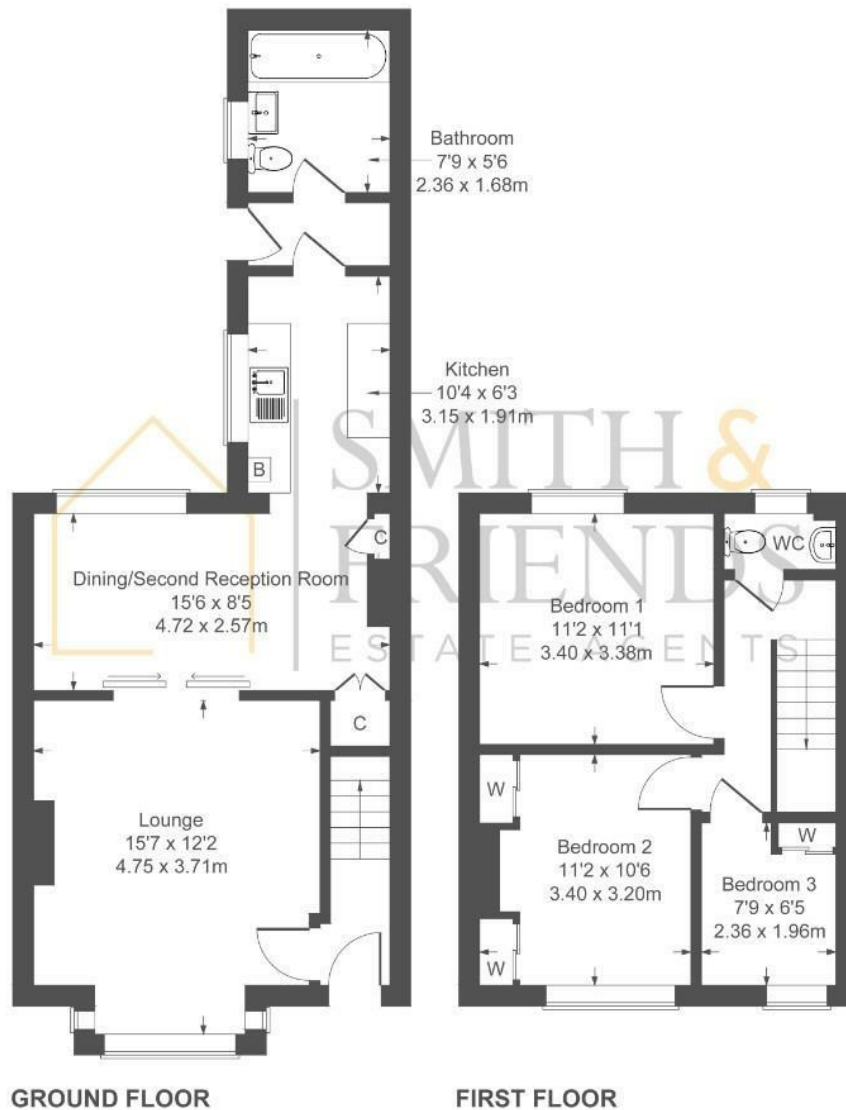
**NB**

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.



## Ashgrove Avenue

Approximate Gross Internal Area  
938 sq ft - 87 sq m



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			
(81-91) B			
(69-80) C			80
(55-68) D		55	
(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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