



**Queensberry Avenue, TS26 9NW**  
**6 Bed - House - Semi-Detached**  
**£325,000**

**EPC Rating: E**  
**Tenure: Freehold**  
**Council Tax Band: D**

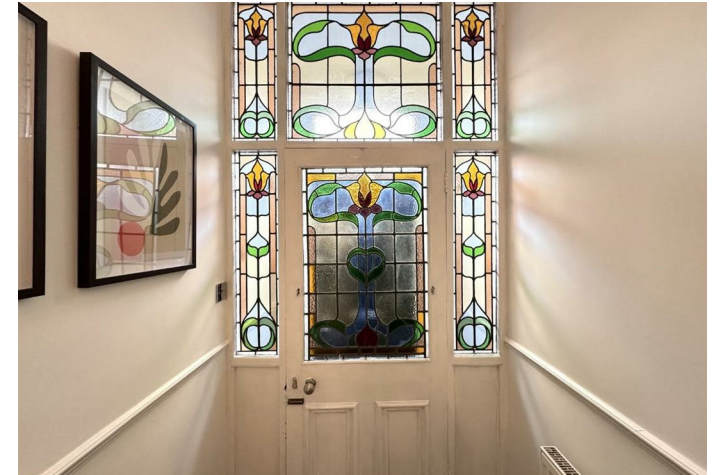


**SMITH &  
FRIENDS**  
ESTATE AGENTS



# Queensberry Avenue Hartlepool TS26 9NW

\*\*\* VIEWING RECOMMENDED \*\*\* A stunning SIX BEDROOM semi-detached property offering beautifully upgraded, thoughtfully restored and impressively presented accommodation spread over three floors with multiple reception areas. The home would make an ideal purchase for family requirements, with a superb kitchen/diner, luxurious family bathroom and additional second floor bathroom. Modernised yet retaining a number of notable character features, whilst further benefitting from gas central heating, uPVC double glazing, landscaped garden and SEPARATE GARAGE. The spacious, well proportioned and versatile accommodation briefly comprises: entrance lobby through to an inviting entrance hall which incorporates stairs to the first floor and access to both reception rooms, the open plan kitchen/diner/family room offers an enviable place for entertaining family and friends with log burner and an impressive range of contrasting units with integrated appliances. To the first floor, from the half landing is access to bedroom three and the family bathroom which features a four piece suite, the main landing gives access to a further three bedrooms and moving up to the second floor are an additional two double bedrooms and further bathroom, ideal for use a guest bathroom. Externally is a low maintenance front, with a gate to the side of the property leading through to enclosed rear garden which has been landscaped with lawn and patio areas. A separate garage is located adjacent to the property, offers useful storage/lock up potential and is included in the sale. Queensberry Avenue is situated between the top of Park Road and Elwick Road and within the catchment area of Eldon Grove Academy.



















## GROUND FLOOR

### ENTRANCE LOBBY

Accessed via panelled entrance door to the front with glazed fanlight above, dado rail, high coved ceiling, stunning stained glass internal door with matching side screens and fanlight above giving access to the entrance hall.

### INVITING ENTRANCE HALL

A deep and inviting entrance hall which incorporates a spindled staircase to the first floor with newel post and fitted carpet, useful recessed cloaks area, upgraded flooring, dado rail, coved ceiling, radiator with cover included, additional convector radiator.

### BAY FRONTED LOUNGE

16'4 into bay x 16'2 into alcove (4.98m into bay x 4.93m into alcove)

A stunning formal lounge with a large uPVC double glazed bay window to the front aspect, beautiful marble fire surround with inset fire, upgraded flooring, picture rail, deep coving to ceiling, attractive grey 'column' style radiator.

### REAR RECEPTION ROOM

17'9 into bay x 14' into alcove (5.41m into bay x 4.27m into alcove)

Ideally situated off the kitchen, with uPVC double glazed bay window to the rear aspect, additional feature window to alcove, attractive feature fire surround with inset cast iron fire, fitted carpet, picture rail, deep coving to ceiling, two convector radiators.

### OPEN PLAN KITCHEN/DINER/FAMILY ROOM

25'7 x 10'9 (7.80m x 3.28m)

#### KITCHEN AREA

Fitted with an attractive range of grey units to base and wall level with granite work surfaces and matching splashback incorporating an inset one and a half bowl single drainer sink unit with modern chrome spray mixer tap, built-in Smeg oven with matching microwave above, separate Smeg gas hob and extractor hood over, integrated fridge and freezer, integrated dishwasher, recess with wine cooler included, two large uPVC double glazed windows offering attractive views of the garden, uPVC double glazed side door, upgraded Karndeal flooring.

#### SEATING/DINING AREA

Recent addition of contrasting units to each alcove, with a further integrated fridge and attractive tiled splashback with downlighting, matching Karndeal flooring, additional uPVC double glazed window, recessed log burner with tiled back and granite base, attractive grey 'column' style radiator.

### FIRST FLOOR - HALF LANDING

uPVC double glazed window to the side aspect, built-in storage cupboard with double opening doors, fitted carpet, dado rail, coved ceiling, access to bedroom three and bathroom.

### BEDROOM THREE

13'2 into bay x 10'8 into alcove (4.01m into bay x 3.25m into alcove)

Currently used a guest bedroom, with uPVC double glazed bay window to the rear aspect, additional uPVC double glazed window to the side aspect, feature fire surround, built-in storage cupboard to alcove, fitted carpet, convector radiator.

### FAMILY BATHROOM/WC

11'3 x 7' (3.43m x 2.13m)

Fitted with a stunning four piece suite and chrome fittings comprising: free standing bath with chrome mixer tap and shower attachment over, walk-in shower with chrome overhead shower, separate attachment and protective glass shower screen, wash hand basin with chrome dual taps, wall mounted WC, attractive tiling to splashback areas, uPVC double glazed window to the side aspect, inset spotlighting to ceiling, chrome heated towel radiator.

### FIRST FLOOR - MAIN LANDING

Access to additional three bedrooms, spindled staircase to the second floor, fitted carpet, dado rail, coved ceiling, convector radiator.

### BEDROOM ONE

16'5 into bay x 14'1 into alcove (5.00m into bay x 4.29m into alcove)

A generous master bedroom, with uPVC double glazed bay window to the front aspect, part panelled wall, fitted carpet, dado rail, deep coving to ceiling, radiator with cover included.

### BEDROOM TWO

14'11 x 14'1 into alcove (4.55m x 4.29m into alcove)

Currently used as a dressing room, with uPVC double glazed window to the rear aspect, feature fire surround with cast iron tiled insert, deep coving to ceiling, convector radiator.

### BEDROOM FOUR

10'4 x 6'7 (3.15m x 2.01m)

uPVC double glazed window to the front aspect, part panelled wall, fitted carpet, convector radiator.

### SECOND FLOOR - HALF LANDING

Overlooked by double glazed 'Velux' style window, fitted carpet, access to crawl space ideal for storage.

### SECOND FLOOR - MAIN LANDING

Access to additional two bedrooms and guest bathroom.

### BEDROOM FIVE

14'2 x 14'1 into alcove (4.32m x 4.29m into alcove)

uPVC double glazed window to the front aspect, attractive cast iron fire surround, fitted carpet, convector radiator.

### BEDROOM SIX

14' x 14'1 into alcove (4.27m x 4.29m into alcove)

Double glazed 'Velux' style window to the rear aspect offering attractive rooftop views of the town towards the sea, uPVC double glazed window to the side aspect, cast iron fire surround, fitted carpet, convector radiator.

### GUEST BATHROOM/WC

10'9 x 6' (3.28m x 1.83m)

Fitted with a luxurious three piece suite comprising: free standing bath with chrome mixer tap and shower attachment, pedestal wash hand basin with chrome dual taps, low level WC, attractive white 'brick' style tiling to walls, contrasting tiled flooring, 'column' style radiator with chrome rail, double glazed 'Velux' style window to the front aspect, inset spotlighting to ceiling.

### EXTERNALLY

The property features a low maintenance lawned front garden with brick boundary wall and paved walkway. A pebbled walkway to the side of the property and gate lead through to the enclosed rear garden which incorporates lawn and patio areas, with fenced boundaries, security light and external socket.

### SEPARATE GARAGE

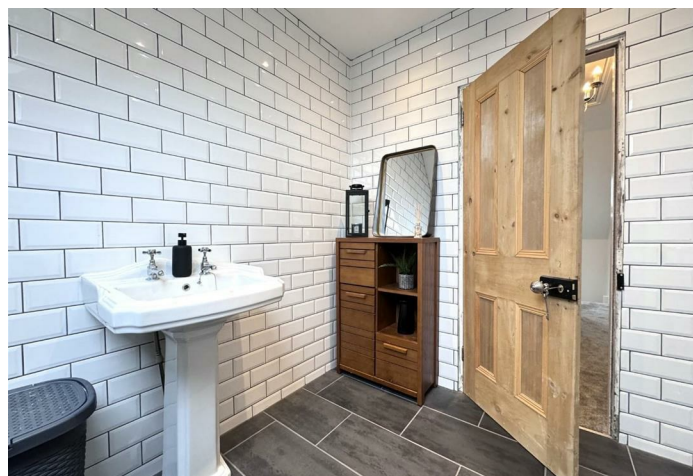
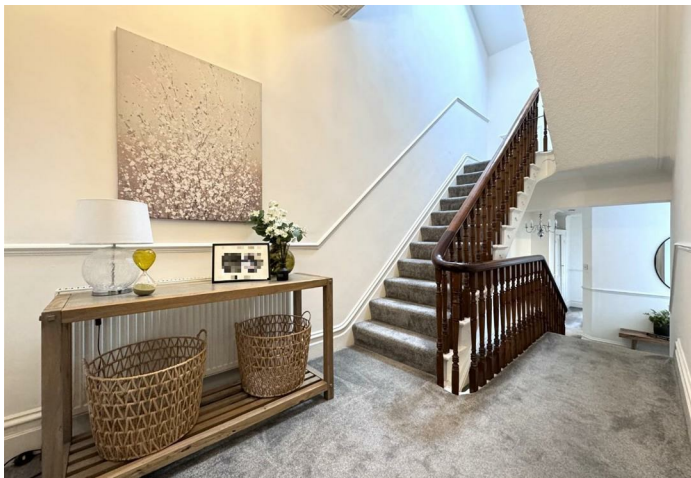
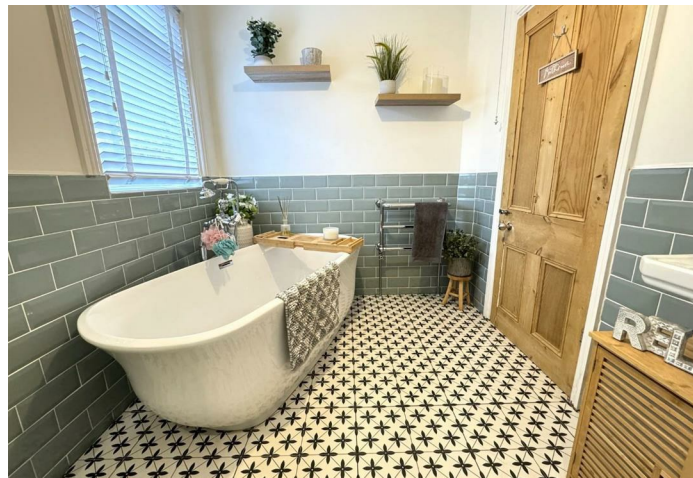
Located opposite to the property with up and over access door.

### 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.









# Queensberry Avenue

Approximate Gross Internal Area  
2528 sq ft - 235 sq m



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



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		EU Directive 2002/91/EC	

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.

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