

*** NO CHAIN INVOLVED *** AVAILABLE IMMEDIATELY *** A three bedroom mid terraced property with the benefit of a generous westerly aspect rear garden. The home would make an ideal purchase for a first time buyer or possible investment opportunity with great potential and an internal viewing recommended. 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, the full width kitchen/diner is fitted with units to base and wall level with space for free standing appliances, the rear lobby leads to the ground floor shower room/wet room. To the first floor are three bedrooms and externally is a low maintenance palisade to the front and generous enclosed rear garden which enjoys a westerly aspect. Ashgrove Avenue is situated between Stockton Road and Windermere Road with easy access to schools and amenities.

Ashgrove Avenue, Hartlepool, TS25 5BT

3 Bed - House - Mid Terrace

£70,000

EPC Rating: D

Council Tax Band: A

Tenure: Freehold



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GROUND FLOOR

ENTRANCE HALL

Accessed via panelled entrance door with glazed insert and fanlight, stairs to the first floor, access to;

LOUNGE

15'6 x 12'1 (4.72m x 3.68m)

A good size lounge with uPVC double glazed bay window to the front aspect, wall mounted electric fire, picture rail, double radiator to the bay.

KITCHEN

15'5 x 8'6 (4.70m x 2.59m)

Fitted with a range of units to base and wall level with roll top work surfaces incorporating an inset single drainer stainless steel sink unit with dual taps, tiled splashback, space for cooking range, recess for washing machine, gas central heating boiler, uPVC double glazed window to the rear aspect, under stairs storage cupboard.

REAR LOBBY

uPVC double glazed door to the rear garden, access to;

GROUND FLOOR SHOWER ROOM / WET ROOM

9'3 x 6'0 (2.82m x 1.83m)

Walk in shower area with electric shower, pedestal wash hand basin with dual taps, low level WC, tiled splashback, uPVC double glazed window to the side, convector radiator.

FIRST FLOOR

LANDING

uPVC double glazed window to the rear aspect.

BEDROOM ONE

11'3 x 10'9 (3.43m x 3.28m)

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

BEDROOM TWO

11'0 x 10'9 (3.35m x 3.28m)

uPVC double glazed window to the rear aspect, single radiator.

BEDROOM THREE

7'8 x 6'4 (2.34m x 1.93m)

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

EXTERNALLY

The property features a low maintenance palisade to the front and a generous enclosed rear garden with lawn, paved patio and useful storage shed.

NB 1

The rear of the property can be accessed via a shared passageway.

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.



Ashgrove Avenue, Hartlepool, TS25 5BT



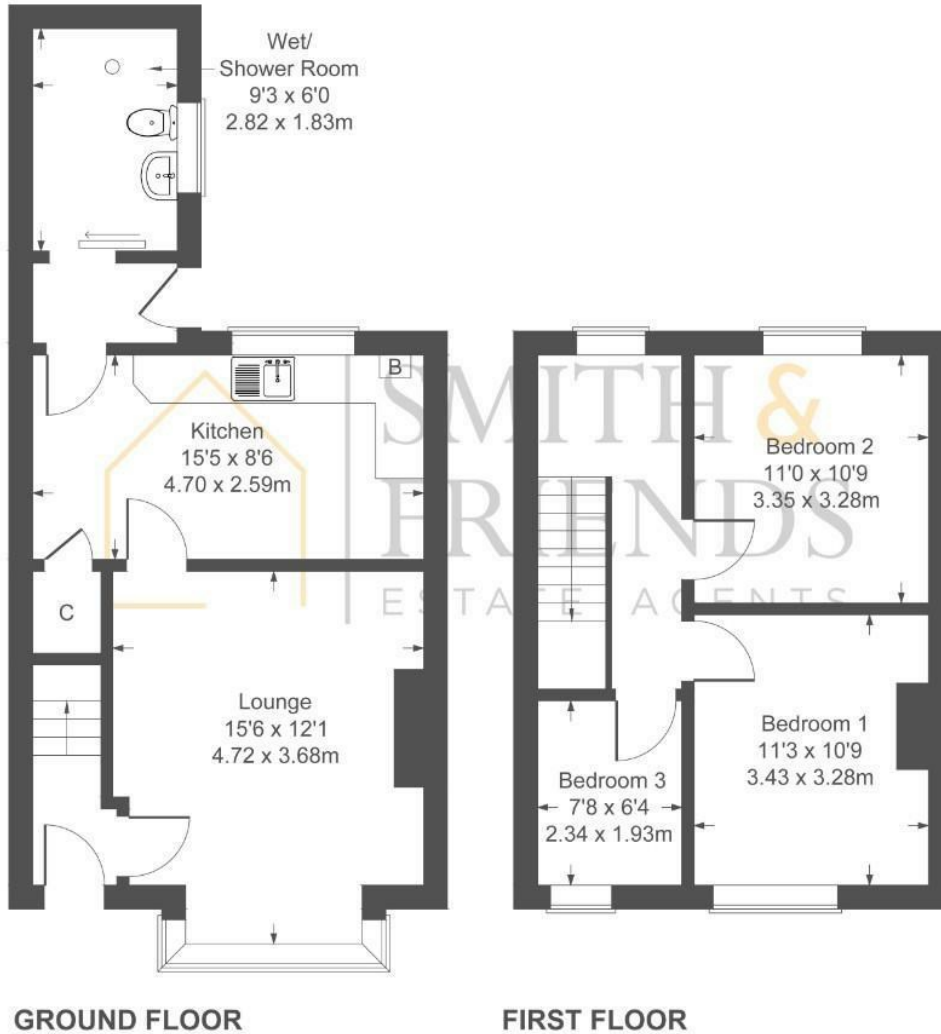
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Ashgrove Avenue

Approximate Gross Internal Area
816 sq ft - 76 sq m



Not to Scale. Produced by The Plan Portal 2024
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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			84
(81-91) B			
(69-80) C			
(55-68) D		64	
(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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