



***** VIEWING RECOMMENDED ***** A deceptively spacious TWO bedroom mid terraced property offering modern accommodation with a contemporary finish throughout with the benefit of TWO RECEPTION ROOMS, generous kitchen and first floor bathroom. The home would make an ideal purchase for a first time buyer or family and further benefits from gas central heating, uPVC DG throughout. The internal layout comprises: entrance hallway, bay fronted lounge, kitchen fitted with a range of gloss units to base and wall level and includes a built-in oven, hob and extractor, the second reception room finishes off the spacious ground floor. To the first floor are Two double bedrooms (the attic is accessed from the front bedroom) and a modern family bathroom incorporating a three piece white suite and chrome fittings. Externally is a low maintenance front palisade and the generous rear garden features lawn and paved areas, Ashgrove Avenue is situated off Stockton Road and links to Windermere Road.

Ashgrove Avenue, Hartlepool, TS25 5BT

2 Bed - House

£95,000

EPC Rating: D

Council Tax Band: A

Tenure: Freehold



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GROUND FLOOR

ENTRANCE HALL

uPVC DG glass panelled door, radiator and staircase to landing

LOUNGE

16'8 x 12'6 (5.08m x 3.81m)

uPVC DG bay window to front and radiator.

KITCHEN

15'10 x 8'7 (4.83m x 2.62m)

Fitted with a range of white high gloss wall, base and drawer units with contrasting granite worktops. Belfast sink and drainer with mixer tap, five ring gas hob with illuminating extractor and fan assisted oven. plumbing for washing machine and space for fridge and freezer. uPVC DG window, under stairs storage cupboard and radiator.

SECOND RECEPTION ROOM

15'3 x 8'3 (4.65m x 2.51m)

uPVC DG French Doors opening onto the rear garden, radiator and uPVC DG window.

FIRST FLOOR

LANDING

BEDROOM (REAR)

11' x 12 (3.35m x 3.66m)

uPVC DG window and radiator.

BEDROOM (FRONT)

17'10 x 11'1 (5.44m x 3.38m)

uPVC DG window, radiator door to staircase giving access to the attic

ATTIC

Two Velux windows and eaves storage.

FAMILY BATHROOM

White and chrome suite with panelled bath, shower over and glass shower screen, wash hand basin and low level WC. Co ordinated tiled walls and flooring, heated chrome towel rail and uPVC DG window to rear.

EXTERNALLY

Enclosed rear garden is mainly laid to lawn with a paved patio area, Enclosed small front garden.



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C		63	
(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, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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