

**** RARELY AVAILABLE ** CHAIN FREE **** We are delighted to offer for sale this unique architect designed property which has undergone a comprehensive refurbishment and re modelling by the current owners. Well positioned within this quiet cul-de-sac, close to local amenities and within walking distance of well regarded schools. The current vendors have spared no expense in carrying out a series of improvements to provide stylish yet practical living accommodation which offers a contemporary finish with a versatile layout. Benefits include full kitchen/dining refurbishment, stunning bathroom and en suite, Re wiring and replaced GCH. In brief the spacious family accommodation comprises of: entrance vestibule, impressive reception hallway, dual aspect lounge, second reception room opening into the kitchen and useful laundry room. To the first floor there are three good sized bedrooms (master with en suite and walk in wardrobe) and a luxurious family bathroom. Externally, he property features a low maintenance, part lawned front garden enclosed by a brick boundary wall with block paved driveway providing useful off street parking, whilst leading to the garage. A gate to the side of the property leads through to the enclosed rear garden which enjoys a high degree of privacy, with lawn and well established border. Immediate viewing is advised. Please contact Robinsons Tees Valley Hartlepool to arrange a viewing (in association with Smith & Friends).

Northland Avenue, Hartlepool, TS26 9PB

3 Bedroom - House - Detached

£315,000

EPC Rating: D

Tenure: Freehold

Council Tax Band: C



**SMITH &
FRIENDS**
ESTATE AGENTS

Northland Avenue, Hartlepool, TS26 9PB



GROUND FLOOR

ENTRANCE PORCH

Accessed via Composite front door with side inserts, internal door to:

ENTRANCE HALL

Solid oak block flooring, staircase to one side with oak hand rail and useful under stairs storage cupboard, shelving, radiator, access to both reception rooms.

LOUNGE

18' x 11'5 (5.49m x 3.48m)

A generous dual aspect lounge with uPVC double glazed window to the front aspect and uPVC double glazed French doors with matching side screens opening onto the rear garden. solid oak block flooring, and radiator.

SECOND RECEPTION ROOM

15'2 x 11'5 (4.62m x 3.48m)

uPVC DG window to front aspect, "Media Wall" and radiator.

KITCHEN

16'5 x 7'3 (5.00m x 2.21m)

Fitted with a range of "Shaker" style wall, base and drawer units with complimentary worktops and breakfast bar. Inset sink and drainer, halogen hob with illuminating extractor and fan assisted oven. Integrated dishwasher and space for fridge freezer. uPVC DG window to rear and uPVC DG Bi Fold doors opening onto the rear garden.

UTILITY / LAUNDRY ROOM

8'3 x 6'9 (2.51m x 2.06m)

Useful laundry room has plumbing for washing machine and dryer, uPVC DG glass panelled door to side and access to the garage.

FIRST FLOOR

LANDING

A large area, hatch to loft space from the landing with pull down ladder.

BEDROOM 1 (FRONT)

13'10 x 9'11 plus w/robe 6'2 x 4'11 (4.22m x 3.02m plus w/robe 1.88m x 1.50m)

uPVC DG window, radiator and walk in wardrobe.

ENSUITE

6'11 x 6'6 (2.11m x 1.98m)

Stunning suite comprising of double width walk in shower with wall mounted thermostatic shower, wash hand basin with vanity storage and low level WC. Co ordinated tiled walls and flooring, under floor heating, heated chrome towel rail and uPVC DG window.

BEDROOM 2 (FRONT)

11'6 x 10'8 (3.51m x 3.25m)

uPVC DG window and radiator

BEDROOM 3 (REAR)

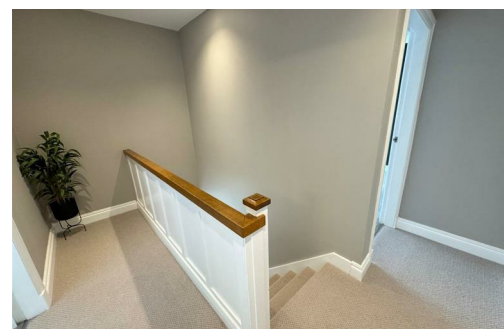
11'5 x 6'11 (3.48m x 2.11m)

uPVC DG window and radiator.

FAMILY BATHROOM

7'6 x 6'8 (2.29m x 2.03m)

Luxurious white three piece bathroom suite with black fittings that comprises of: panelled bath with shower over wash hand basin with vanity storage and low level WC. Co ordinated walls and flooring, heated towel rail and uPVC DG window.



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SEPARATE WC

Wall mounted WC, part tiled walls, uPVC double glazed window to the rear aspect.

OUTSIDE

The property features a low maintenance, part lawned front garden enclosed by a brick boundary wall with block paved driveway providing useful off street parking, whilst leading to the garage. A gate to the side of the property leads through to the enclosed rear garden which enjoys a high degree of privacy, with lawn and well established border.

GARAGE

19'2 x 9'5 (5.84m x 2.87m)

Electric up and over door, with integral access from the laundry room.

NB 2

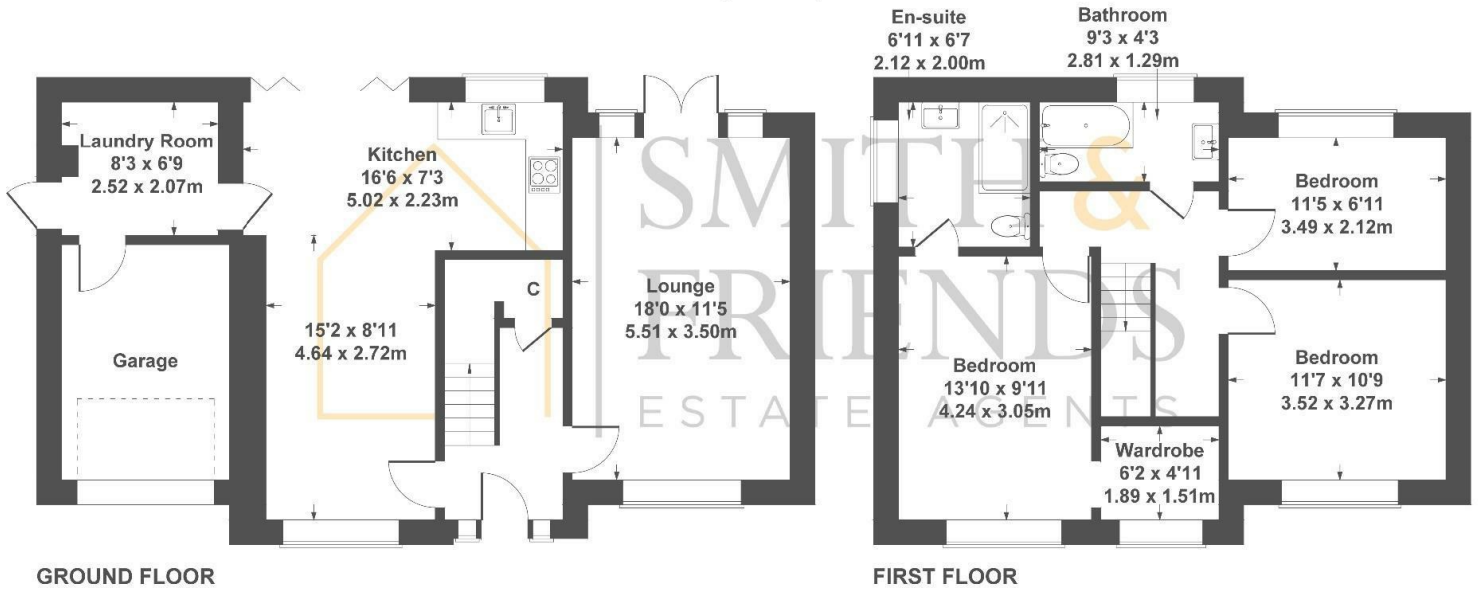
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



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Northland

Approximate Gross Internal Area
1367 sq ft - 127 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			78
(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	

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.

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