



Barton Avenue, TS25 5AN
3 Bed - House - Mid Terrace
£80,000

Council Tax Band: A
EPC Rating: E
Tenure: Freehold



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Barton Avenue, TS25 5AN

A much improved and tastefully modernised three bedroom mid terrace house with gas central heating and uPVC double glazing. In our opinion, ideally suited to a first time buyer or investor. Briefly comprising: entrance vestibule, lounge, dining room, refitted kitchen including built-in oven, hob and extractor, plus a ground floor bathroom/WC fitted with a white suite. To the first floor are three bedrooms. Externally, to the front is a palisade, whilst to the rear is an enclosed yard which has a sunny aspect. Fitted carpets, blinds and a 'ring doorbell' alarm system are included in the asking price. Internal viewing is a must to fully appreciate this lovely property.

GROUND FLOOR

ENTRANCE

uPVC double glazed glass panelled door, staircase to first floor.

LOUNGE

13'11 x 13'2 (4.24m x 4.01m)

uPVC double glazed window bay window to front, radiator.

DINING ROOM

10'10 x 8'10 (3.30m x 2.69m)

uPVC double glazed window, radiator, opening into the kitchen.

KITCHEN

15'10 x 7' (4.83m x 2.13m)

Fitted with a range of wall, base and drawer units with contrasting 'woodblock' effect worktops and co-ordinated splashback tiling, inset sink and drainer, electric oven and illuminating extractor, plumbing for washing machine and dishwasher, space for fridge and freezer, uPVC double glazed window and uPVC double glazed glass panelled door opening into the rear yard.

FAMILY BATHROOM/WC

Stunning white and chrome suite comprising: panelled bath with shower over and glass shower screen, wash hand basin with vanity storage and low level WC; co-ordinated tiled walls, heated chrome towel rail, uPVC double glazed window.

FIRST FLOOR

LANDING

BEDROOM 1

13'5 x 10'11 (4.09m x 3.33m)

uPVC double glazed window, built-in storage, radiator.

BEDROOM 2

10' x 8'5 (3.05m x 2.57m)

uPVC double glazed window, radiator.

BEDROOM 3

7'10 x 6'11 (2.39m x 2.11m)

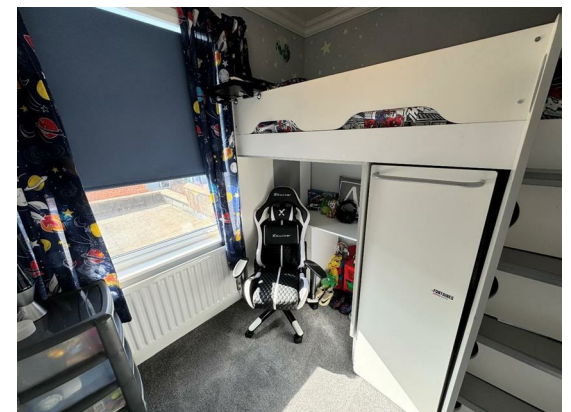
uPVC double glazed window, radiator.

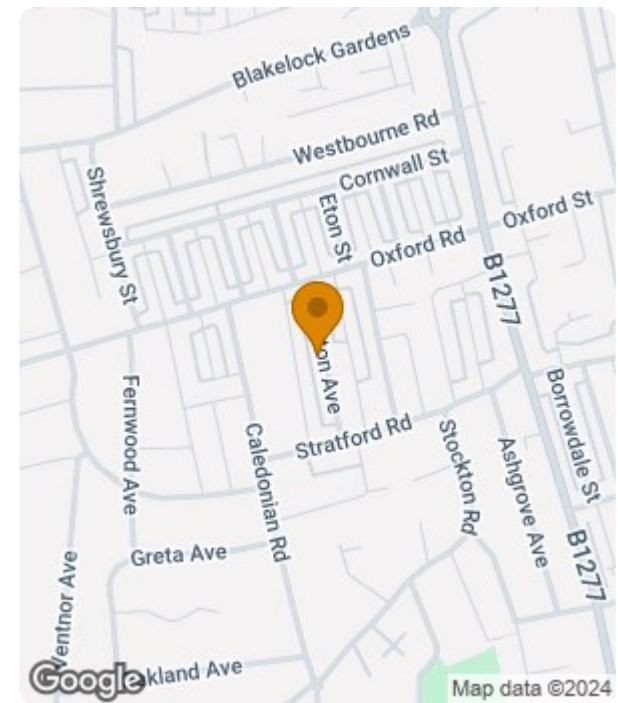
EXTERNALLY


To the front of the property is a palisade, whilst to the rear of the property is an enclosed yard. The yard has a westerly aspect and has gated access to rear.

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.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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