

***** REDUCED *** NO CHAIN INVOLVED ***** A beautifully refurbished **DETACHED BUNGALOW** occupying a prime corner position on Greta Avenue, backing onto The Meadow and benefitting from a generous rear garden. An ideal purchase for those looking to downsize without compromising on space with two generous bedrooms, spacious bay fronted lounge and impressive open plan kitchen/diner/sitting room. The accommodation features a modern heating system, upgraded radiators, wiring, lighting and new uPVC double glazing throughout. A brand new fitted kitchen and beautiful refitted bathroom further complement the property, An internal viewing comes highly recommended, with a layout which briefly comprises: inviting entrance hall, bay fronted lounge, superb open plan kitchen/diner/sitting room the kitchen area incorporating a beautiful range of units with integrated appliances, two good size bedrooms and the bathroom which features a modern three piece white suite with black fittings. Externally is a low maintenance front with a pebbled driveway. A gate to the side leads through to a generous rear garden with lawn, decked patio and fruit trees. The rear and both sides feature an attractive render finish and external lighting. A rarity to the market, offering an exciting opportunity, contact the office for further information.

Greta Avenue, Hartlepool, TS25 5LE

2 Bedroom - Bungalow - Detached

£239,950

EPC Rating: E

Tenure: Freehold

Council Tax Band: C



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ENTRANCE HALL

5'5 x 11'10 (1.65m x 3.61m)

Access to the side via an attractive uPVC double glazed entrance door with uPVC double glazed frosted side screens and fanlight above, inset spotlighting to ceiling, hatch to loft space, two convector radiators, additional uPVC double glazed door to the opposing side.

BAY FRONTED LOUNGE

13'11 x 11'11 (4.24m x 3.63m)

uPVC double glazed bay window to the front aspect, picture rail, coving and inset spotlights to ceiling, convector radiator.

OPEN PLAN KITCHEN/DINER/SITTING ROOM

10'8 x 23'8 (3.25m x 7.21m)

SITTING/DINING AREA

uPVC double glazed patio doors to the rear decked patio, wall mounted television point, two modern vertical radiators, inset spotlighting to ceiling.

KITCHEN AREA

Brand new fitted kitchen, incorporating a range of dove grey units with brushed stainless steel handles and complimenting work surfaces with matching splashback, inset single drainer sink with chrome mixer tap, built in electric oven with four ring touch hob above and extractor over, clear splashback, integrated fridge/freezer, washing machine and dishwasher, three draw base unit, uPVC double glazed window to the rear aspect, inset spot lights to ceiling.

BEDROOM ONE

10'11 x 11'4 (3.33m x 3.45m)

uPVC double glazed window to the front aspect, inset spotlighting to ceiling, convector radiator.

BEDROOM TWO

9'3 x 11'3 (2.82m x 3.43m)

uPVC double glazed window to the side aspect, inset spotlighting to ceiling, convector radiator.

BATHROOM/WC

6'4 x 8'6 (1.93m x 2.59m)

Fitted with a modern three piece suite with black fittings comprising: panelled bath with mixer tap and mains shower over with separate attachment, protective glass shower screen, pedestal wash hand basin with mixer tap, close coupled WC, attractive panelling to splashback, built-in storage cupboard, uPVC double glazed frosted window to the side aspect, inset spotlights to ceiling, convector radiator.

EXTERNALLY

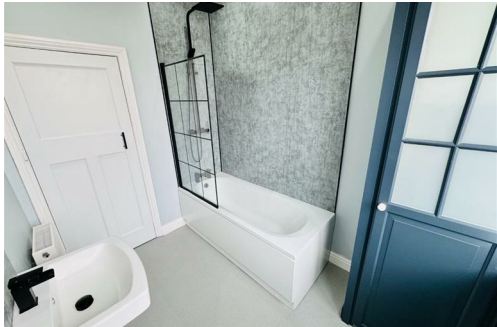
The bungalow features a pebbled driveway to the front allowing useful off street parking. A gate to the side leads through to the generous enclosed rear garden incorporating a large lawn, decked patio area, fenced boundaries, external lighting and socket.

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.



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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. 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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	43	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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