



***** NO CHAIN INVOLVED *** AVAILABLE IMMEDIATELY ***** A well positioned two bedroom semi-detached bungalow on Croxton Avenue in the Fens Estate. The bungalow occupies a generous plot with gardens to three sides, ample off street parking and detached garage. The accommodation has been enhanced by a conservatory extension to the rear, features uPVC double glazing and gas central heating. An ideal purchase for those looking to downsize, with a layout which briefly comprises: entrance hall, good size lounge with stone fire surround, electric fire and patio doors into the conservatory, kitchen with attractive units and a range of integrated appliances, two bedrooms with fitted wardrobes and the shower room which incorporates a three piece suite. Externally is a low maintenance lawned front garden with a paved driveway allowing useful off street parking. Double timber gates open to a further paved area for additional off street parking which leads to the detached garage. The generous rear garden enjoys a southerly aspect and should prove to be a suntrap in the summer months. Croxton Avenue is situated off Truro Drive, close to the Fens shops and within close proximity of transport links. **VIEWING RECOMMENDED.**

Croxton Avenue, Hartlepool, TS25 2QF
2 Bedroom - Bungalow - Semi Detached
Offers In Excess Of £169,950
EPC Rating: D
Tenure: Freehold
Council Tax Band: B



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ENTRANCE HALL

Accessed via uPVC double glazed side entrance door with matching uPVC double glazed side screen, coving to ceiling, single radiator.

LOUNGE

17'6 x 11'4 (5.33m x 3.45m)

A good size lounge with 'Yorkshire' stone fire surround and inset electric fire, coving to ceiling, double glazed patio doors to the conservatory, single radiator.

CONSERVATORY EXTENSION

9'3 x 11'2 (2.82m x 3.40m)

uPVC double glazed windows and door to the rear garden.

KITCHEN

11'9 x 9' (3.58m x 2.74m)

Fitted with an attractive range of units to base and wall level with contrasting work surfaces, incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, built-in electric oven with matching microwave oven above, separate four ring gas hob with extractor over and four drawer unit below, attractive tiled splashback, integrated fridge/freezer, recess for washing machine, uPVC double glazed window to the rear aspect, uPVC double glazed side door, panelling to walls and ceiling, radiator.

BEDROOM ONE

11'11 x 11'3 (3.63m x 3.43m)

A good size master bedroom with uPVC double glazed window to the front aspect, fitted wardrobes, single radiator.

BEDROOM TWO

7'7 x 8'11 (2.31m x 2.72m)

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

SHOWER ROOM/WC

6'3 x 5'4 (1.91m x 1.63m)

Fitted with a three piece suite comprising: corner shower, pedestal wash hand basin with dual taps, low level WC, tiled walls and flooring, uPVC double glazed window to the side aspect, single radiator.

EXTERNALLY

The bungalow occupies a generous plot with gardens to three sides. The front garden is part lawned with a paved driveway allowing useful off street parking for two cars. Double timber gates open to a further paved area in front of the garage, allowing additional off street parking/hard standing space. The rear garden enjoys a southerly aspect and should prove to be a suntrap in the summer months with patio and raised lawn.

DETACHED GARAGE

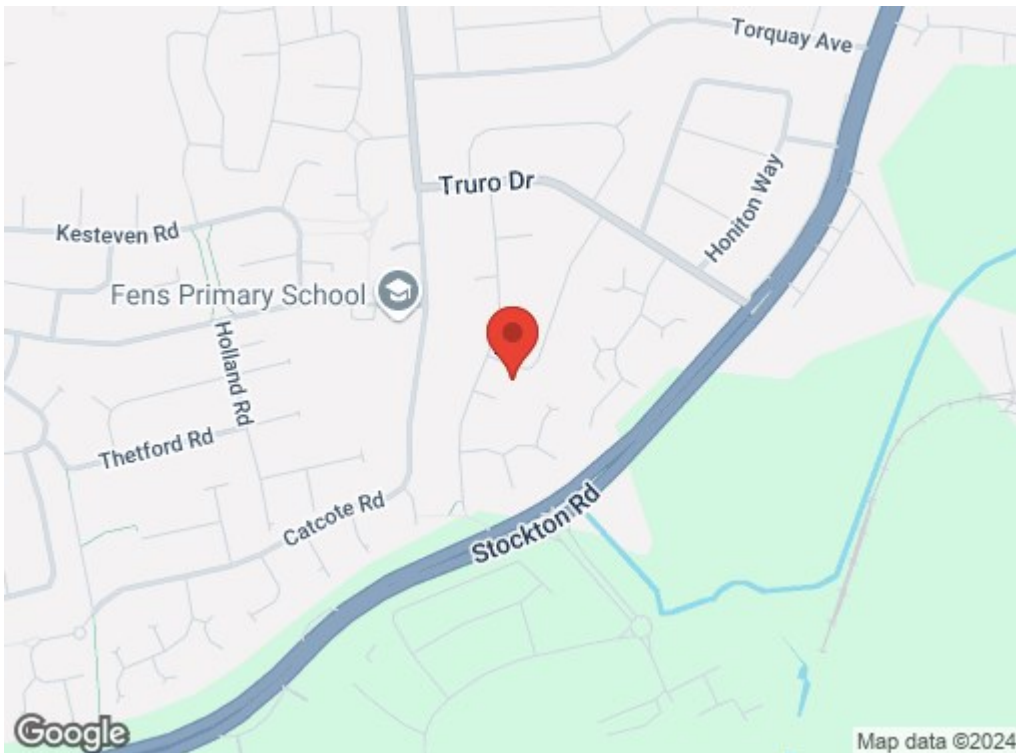
Accessed via an up and over door to the front, personal door to the side.

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	62	
(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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