



Ventnor Avenue, Brooke Estate, TS25 5LZ
3 Bed - House - Semi-Detached
£185,000

EPC Rating: D
Tenure: Freehold
Council Tax Band: B



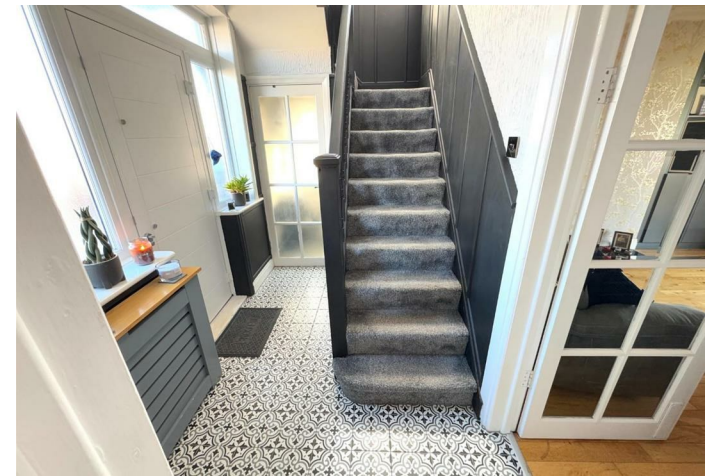
Ventnor Avenue

Brooke Estate Hartlepool TS25 5LZ

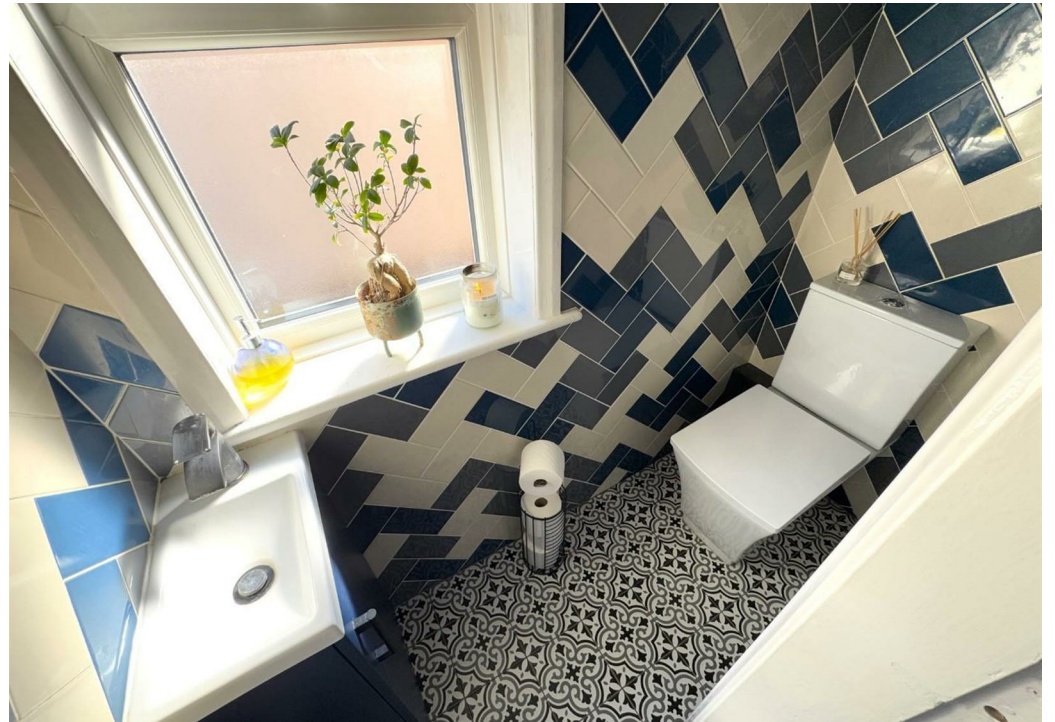
An impressive THREE BEDROOM semi-detached property offering spacious and well proportioned accommodation that features two reception rooms and a large open plan kitchen/diner/sitting room. An ideal purchase for family requirements, with a versatile layout and generous west facing rear garden. The home occupies a pleasant position, with off street parking, converted garage/gym and backs onto open playing fields at the rear. The property further benefits from gas central heating, uPVC double glazing and the addition of an electric car charging point.

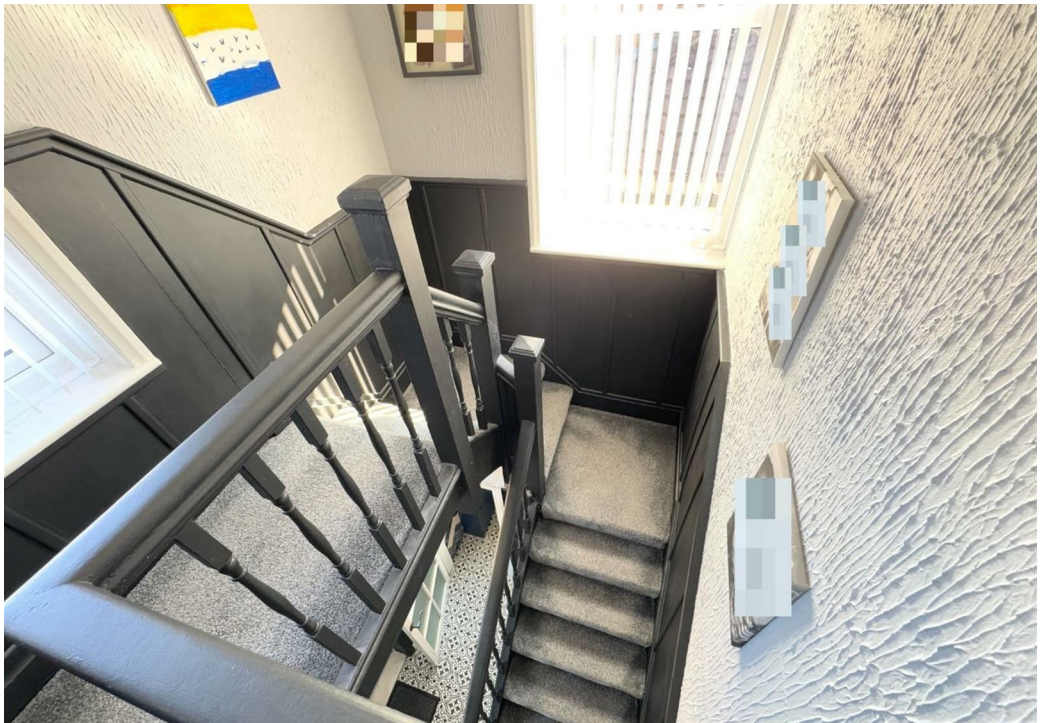
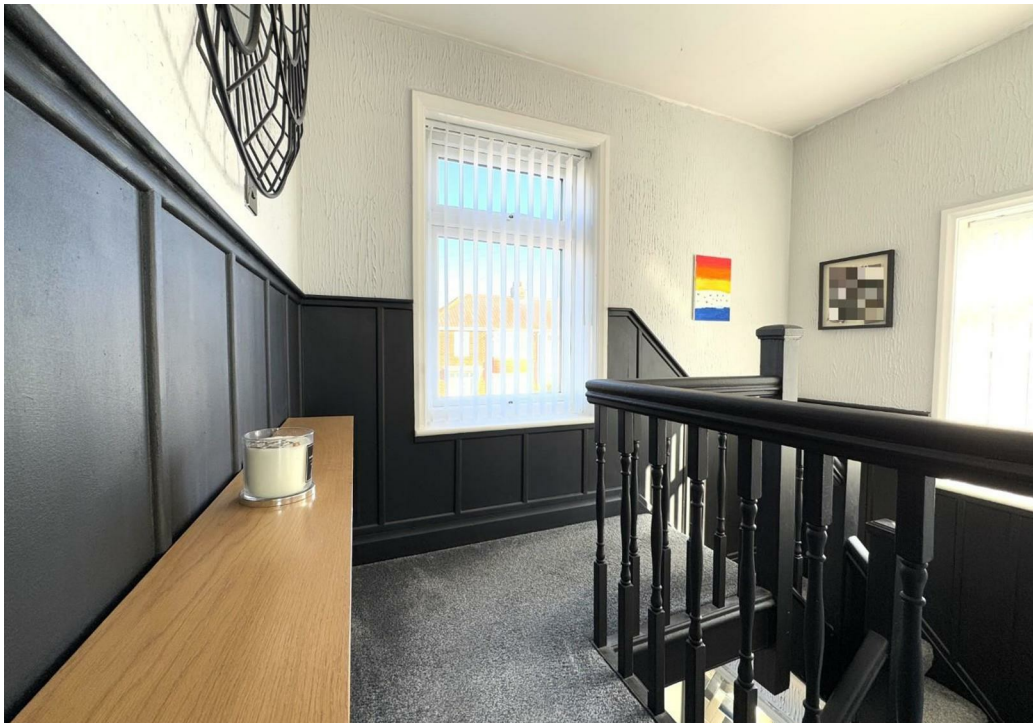
The ground floor layout comprises: entrance hall with stairs to the first floor and access to a modern refitted guest cloakroom/WC. The bay fronted reception room is currently used as a playroom, whilst the inner sitting room links to the rear extension which allows an enviable place for entertaining family and friends with ample seating and dining space. The kitchen is fitted with a range of units to base and wall level. To the first floor are two good size bedrooms, with a smaller third bedroom incorporating a shower area which could be removed to allow additional space. The family bathroom completes the internal accommodation and features a modern three piece suite.

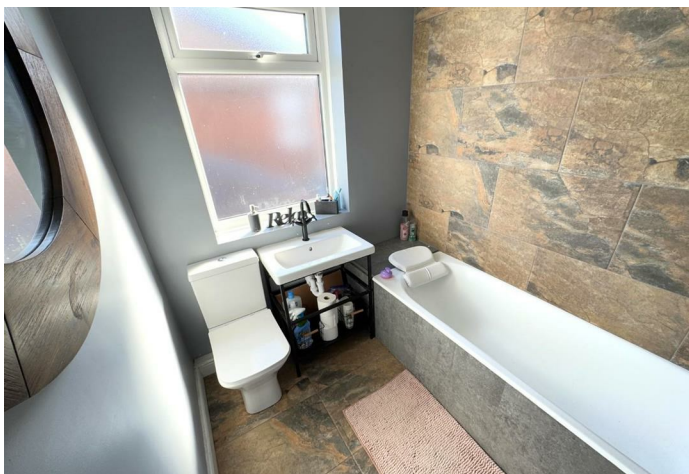
Externally is a low maintenance block paved front allowing useful off street parking which continues alongside the property to the garage/gym. The generous west facing rear garden should prove to be a suntrap in the summer months and backs onto open playing fields at the rear. The garage has been partly converted into a home gym with storage space and remote controlled roller door to the front. VIEWING RECOMMENDED.











GROUND FLOOR

ENTRANCE HALL

Accessed via composite entrance door with uPVC double glazed frosted side screens and matching fanlight above, attractive 'mosaic' style tiled flooring, spindled staircase to the first floor with wall panelling and fitted carpet, under stairs storage cupboard, radiator with cover included.

GUEST CLOAKROOM/WC

6' x 2'5 (1.83m x 0.74m)

Refitted with a modern two piece suite and chrome fittings comprising: inset wash hand basin with chrome mixer tap and vanity cabinet below, close coupled WC, attractive contrasting tiled walls and mosaic tiled flooring, uPVC double glazed window to the side aspect.

FRONT RECEPETION ROOM

14'3 into bay x 10'3 (4.34m into bay x 3.12m)

Currently used as a study/playroom, with uPVC double glazed bay window to the front aspect, attractive oak flooring, coving to ceiling, single radiator.

LOUNGE

12'11 x 12'3 (3.94m x 3.73m)

Fitted with attractive oak flooring, built-in storage to each alcove, coving to ceiling, radiator with cover included, glazed French doors with matching side screens to the rear extension, double doors through to:

OPEN PLAN KITCHEN/SITTING ROOM/DINING EXTENSION

7'5 extending to 10'5 x 20'5 (2.26m extending to 3.18m x 6.22m)

SITTING/DINING ROOM AREA

A great place for entertaining family and friends, with French doors to the rear garden, large bay with uPVC double glazed windows, vaulted ceiling with recently upgraded roof, exposed wood flooring, convector radiator, access into the kitchen.

KITCHEN AREA

Fitted with a range of units to base and wall level with contrasting granite worktops incorporating an inset stainless steel sink with mixer tap, built-in electric oven with four ring touch hob above and extractor hood over, recess for 'American' style fridge/freezer, concealed space for washing machine, sparkling granite tiled splashback with matching flooring, glass fronted display cabinets to eye-level.

FIRST FLOOR

LANDING

Accessed via turned staircase with two uPVC double glazed windows, feature panelling to walls, fitted carpet, access to:

BEDROOM ONE

12'7 x 12'9 (3.84m x 3.89m)

A good size master bedroom with uPVC double glazed bay window to the front aspect, fitted carpet, radiator with cover included.

BEDROOM TWO

9'4 x 12'3 (2.84m x 3.73m)

uPVC double glazed window overlooking the rear garden and playing fields behind, fitted wardrobes with matching dressing area, fitted carpet, single radiator.

BEDROOM THREE

6'5 x 9'11 (1.96m x 3.02m)

Altered to incorporate a walk-in shower area with overhead shower and protective screen, tiled flooring, uPVC double glazed window to the rear aspect, radiator. The shower could easily be removed to revert back to bedroom use.

FAMILY BATHROOM/WC

6'1 x 6'11 (1.85m x 2.11m)

Fitted with a three piece white suite comprising: panelled bath with shower over, wash hand basin with mixer tap, close coupled WC, attractive tiled splashback and flooring, uPVC double glazed window to the side aspect.

EXTERNALLY

The property features a low maintenance predominantly block paved front allowing useful off street parking, with a raised pebbled area and brick boundary wall. The generous enclosed rear garden enjoys a westerly aspect, meaning it should prove to be a suntrap in the summer months, with large decked patio area, loose bark, fenced boundaries and additional raised decked patio. The rear garden enjoys a high degree of privacy and backs on to open playing fields at the rear.

CONVERTED GARAGE/GYM AREA

13'2 x 8'9 (4.01m x 2.67m)

Partly converted into a gym, personal door from the rear garden, uPVC double glazed window to the rear aspect, lighting and sockets. An internal door links to the front of the garage which provides storage.

GARAGE STORAGE AREA

3'7 x 8'9 (1.09m x 2.67m)

With additional remote controlled roller door to the front.

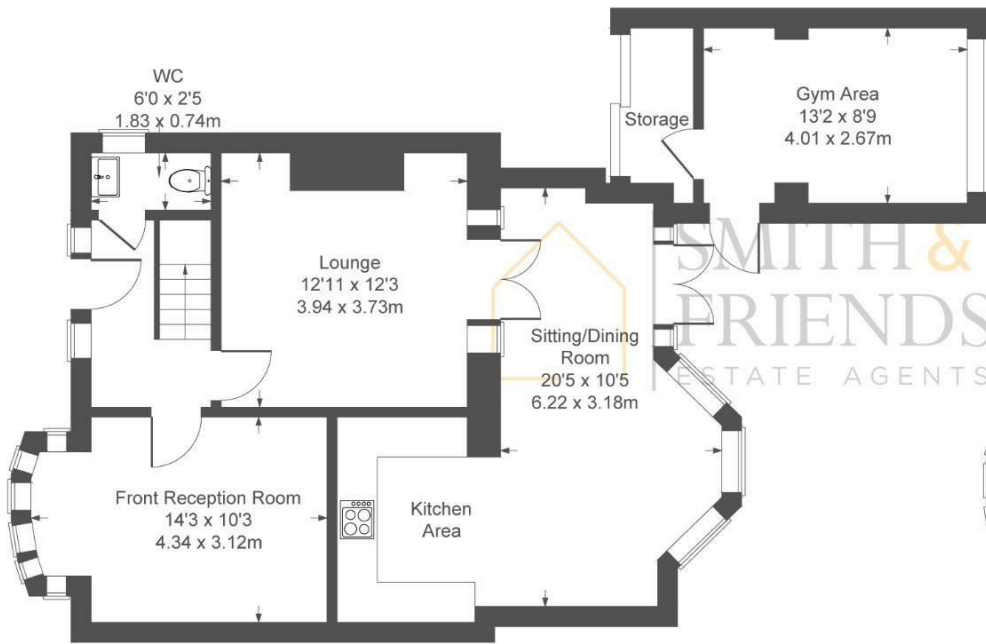
NB

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.



Ventnor Avenue

Approximate Gross Internal Area
1284 sq ft - 119 sq m

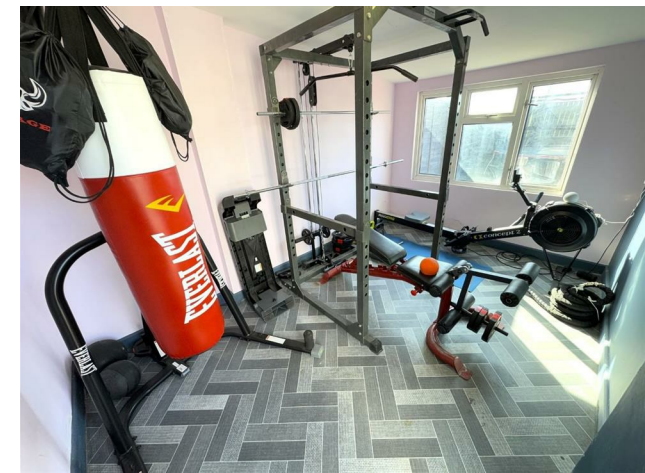


GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	58	71
EU Directive 2002/91/EC		

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