



A beautifully upgraded and extended two bedroom semi-detached bungalow, set back on Croxton Avenue in a popular part of the Fens Estate. The home offers accommodation which features a modern kitchen and bathroom, whilst being enhanced by a stunning garden room extension to the rear. An ideal purchase for those seeking a larger style bungalow with two double bedrooms, generous plot, superb rear garden, ample off street parking and double length garage measuring over 38ft in length.

The internal accommodation comprises: good size lounge to the front, modern kitchen with space for free standing appliances and bi-folding doors to the stunning garden room extension. With ample seating and dining space the garden room offers an enviable place for entertaining family and friends, whilst opening to the landscaped rear garden. The inner hall gives access to two spacious bedrooms, with bedroom two linking to the garden room via patio doors, they are served by the bathroom which incorporates a three piece white suite and chrome fittings.

Externally is a low maintenance lawned front garden with raised sleepers to the border. A paved driveway allows useful off street parking, whilst continuing alongside the property, with double timber gates opening to the extended double length garage with French doors to the front, personal door to the side, lighting, sockets and inspection pit. An ideal purchase for those looking for a work from home space/workshop. Croxton Avenue is situated off Truro Drive with easy access to the Fens Shops and close links to A689. **VIEWING RECOMMENDED.**

**Croxton Avenue, Hartlepool, TS25 2QF**  
**2 Bedroom - Bungalow - Semi Detached**  
**£210,000**  
**EPC Rating: C**  
**Tenure: Freehold**  
**Council Tax Band: B**





**Croxton Avenue, Hartlepool, TS25 2QF**



#### **ENTRANCE**

Access to the side via uPVC double glazed entrance door.

#### **FRONT LOUNGE**

**10'9 x 15'9 (3.28m x 4.80m)**

A good size lounge with uPVC double glazed bow window to the front aspect, fitted carpet, coving to ceiling, convector radiator.

#### **KITCHEN**

**11'2 x 11'5 (3.40m x 3.48m)**

Fitted with a modern range of white gloss units to base and wall level with chrome handles and complementing work surfaces incorporating a contrasting inset single drainer sink unit with mixer tap, recess for gas cooker with tiled splashback and extractor hood over, space for free standing fridge/freezer, recess for washing machine and dishwasher, four drawer base unit, hardwearing vinyl flooring, inset spotlighting to the ceiling, convector radiator, bi-folding doors to the garden room extension.

#### **GARDEN ROOM EXTENSION**

**8'10 x 23' (2.69m x 7.01m)**

An enviable place for entertaining family and friends with ample seating and dining space. The garden room incorporates uPVC double glazed windows, larger style sliding patio doors to the rear garden, fitted carpet, panelling and inset spotlighting to the ceiling.

#### **INNER HALL**

Access via sliding doors, built-in storage cupboard, fitted carpet, access to both bedrooms and bathroom.

#### **BEDROOM ONE**

**12'3 x 11'2 (3.73m x 3.40m)**

A good size master bedroom with uPVC double glazed bow window to the front aspect, fitted carpet, coving to ceiling, convector radiator, hatch to attic space (the attic is part boarded with insulation, pull-down access ladder, light and sockets).

#### **BEDROOM TWO**

**11'2 x 10' (3.40m x 3.05m)**

uPVC double glazed sliding patio door to the garden room extension, fitted carpet, coving to ceiling, convector radiator.

#### **BATHROOM/WC**

**8'1 x 5'1 (2.46m x 1.55m)**

Fitted with a modern three piece suite and chrome fittings comprising: panelled bath with chrome mixer tap and electric shower over, inset wash hand basin with chrome mixer tap and vanity drawers below, low level WC, laminate flooring, tiling to walls, uPVC double glazed window to the rear aspect, chrome heated towel radiator.

#### **EXTERNALLY**

The property occupies a pleasant set back position, with a lawned front garden and raised sleepers to the border. A paved driveway provides useful off street parking which continues alongside the property, with a set of wrought iron double gates and an additional pair of timber gates which open to a paved area in front of the garage/workshop. The landscaped rear garden should prove to be a suntrap in the summer months, with lawn, patio, well stocked border and timber storage shed included.

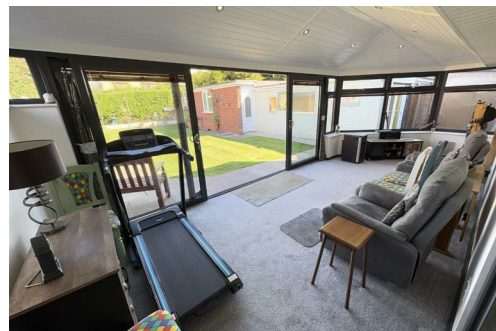
#### **DOUBLE LENGTH GARAGE/WORKSHOP**

**38'11 x 13'4 (11.86m x 4.06m)**

Access to the front via uPVC double glazed French doors, additional uPVC double glazed personal door, uPVC double glazed windows to the side and rear aspects, lighting, sockets, inspection pit.

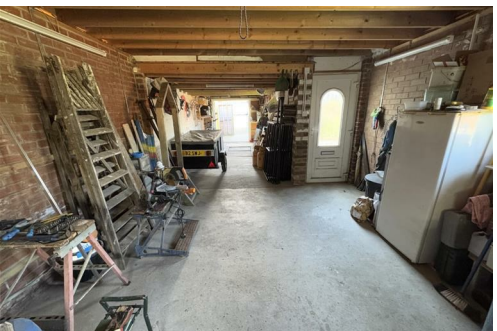
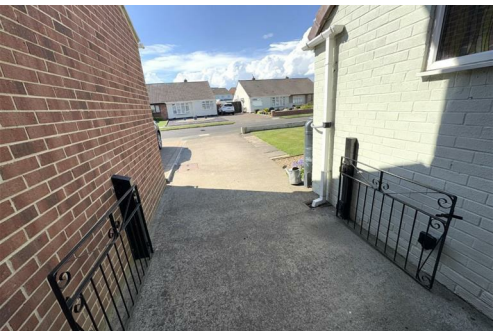
#### **NB**

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	71	
(55-68) D		
(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.