



Kingsley Avenue, Hartlepool, TS25 5PQ
4 Bed - House - Semi-Detached
£220,000

Council Tax Band: C
EPC Rating: C
Tenure: Freehold



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Kingsley Avenue, TS25 5PQ

Positioned on a large plot close to local amenities and well regarded schools this hugely extended four bedroom semi detached house comes with viewing strongly recommended. Briefly comprising: entrance opening into the welcoming hallway, lounge, dining/family room, kitchen, useful utility and downstairs toilet. To the first floor are four bedrooms, three being double in size, all with built-in storage and the master with en-suite, plus a family bathroom. Externally, is an open plan front garden, with off street parking for three cars. The large rear garden is laid to lawn with paved patio and decking areas. The garden affords a good degree of privacy and has a sunny aspect. Another noteworthy feature of this exceptional home is it's detached cinema/games/family room to the rear of the property. Kingsley Avenue is located in a highly sought after residential area which has excellent local shopping facilities and schools close by.

GROUND FLOOR

ENTRANCE

uPVC double glazed glass panelled door, cloaks cupboard.

HALLWAY

Spindle staircase to first floor landing, radiator, storage cupboard.

LOUNGE 13'9 x 12'9

uPVC double glazed bay window to front aspect, living flame 'coal' effect gas fire with modern surround, radiator, built-in storage.

OPEN PLAN DINING/FAMILY AREA

DINING AREA 10'11 x 10'7

Radiator, access to kitchen and family area.

FAMILY AREA 11'3 x 8'10

uPVC double glazed French doors opening onto the rear garden, radiator.

KITCHEN 10'8 x 10'3

Fitted with a range of cream 'shaker' style wall, base and drawer units with contrasting worktops and Belfast sink, five ring gas hob with illuminating extractor, plumbing for dishwasher, space for fridge and freezer, uPVC double glazed window to rear, door into utility.

UTILITY 11'2 x 8'9

Wall, base and drawer units, with matching worktops, stainless steel sink and drainer, plumbing for washing machine and dryer, uPVC double glazed glass panelled door to rear, access to garage.

DOWNSTAIRS TOILET

White and chrome suite with low level WC and wash hand basin.

FIRST FLOOR

LANDING

Access to loft, airing cupboard.

BEDROOM (front) 10'4 x 12'8

uPVC double glazed window to front, radiator, built-in wardrobes.

EN-SUITE SHOWER ROOM/WC

Double width corner shower, pedestal wash hand basin and low level WC; heated chrome towel rail. uPVC double glazed window to rear.

BEDROOM (front) 12'5 x 10'8

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

BEDROOM (front) 10'2 x 10'4

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

BEDROOM (rear) 11'6 x 8'11

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

FAMILY BATHROOM/WC

White and chrome suite with panelled bath, shower over, pedestal wash hand basin and low level WC; heated chrome towel rail, uPVC double glazed window.

EXTERNALLY

To the front of the property is an open plan garden, with off street parking for three cars. The large rear garden is laid to lawn with paved patio and decking areas. The garden affords a good degree of privacy and has a sunny aspect.

CINEMA/GAMES ROOM/GYM 14'8 x 8'7

uPVC double glazed French doors, uPVC double glazed window and electric storage heater.

TANDEM GARAGE 23' x 10'11

Tandem length accessed via an up and over door, with power, lighting and plumbing.

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.

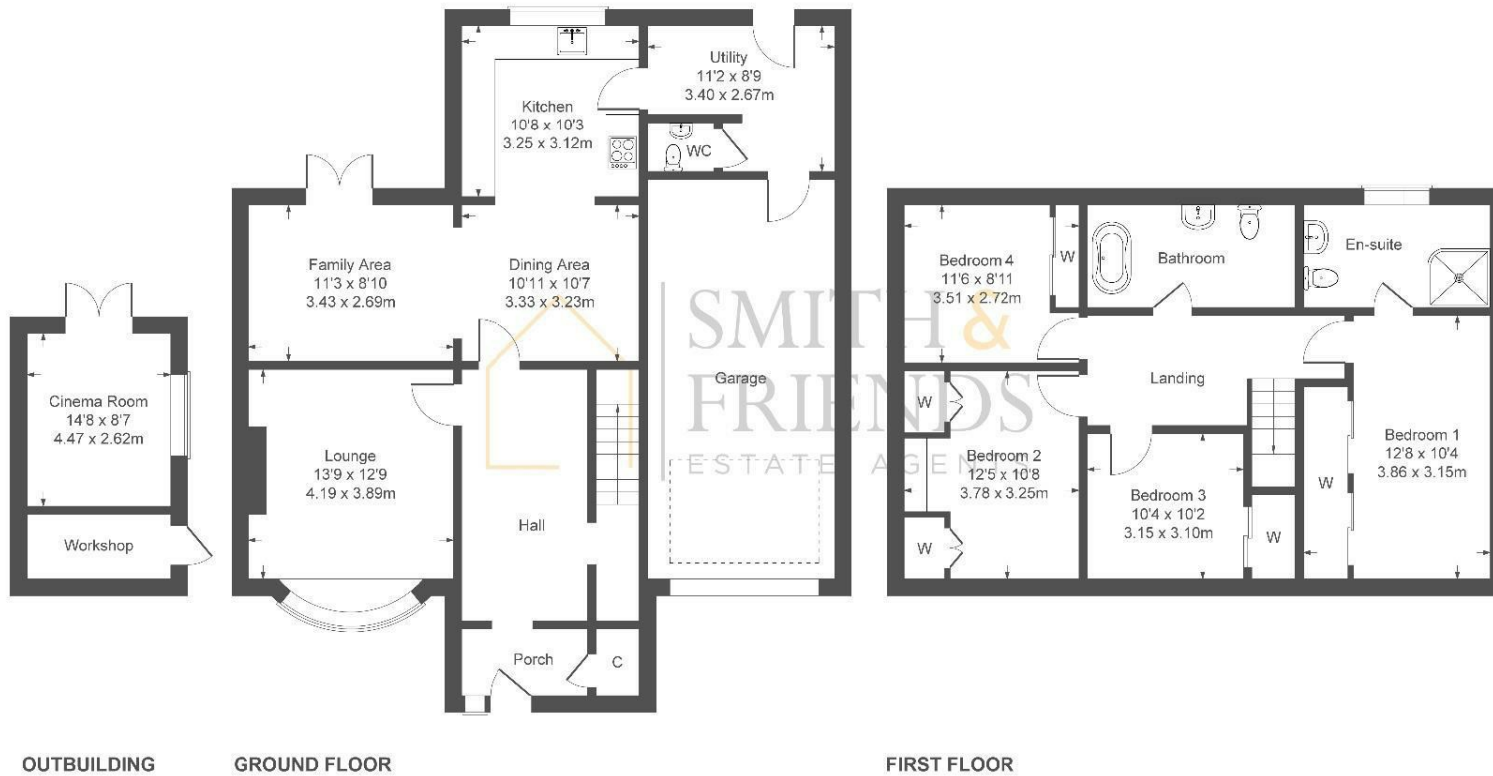






Kingsley Ave

Approximate Gross Internal Area
1736 sq ft - 161 sq m
(Excluding Garage)



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	77	80
EU Directive 2002/91/EC		

106 York Road, Hartlepool, TS26 9DE

Tel: 01429 891100

hartlepool@smith-and-friends.co.uk

www.smith-and-friends.co.uk

