



***** NO CHAIN INVOLVED *** VACANT POSSESSION ASSURED ***** An impressive three bedroom semi-detached property with modernised accommodation, ideal for a first time buyer or young family. The home offers accommodation enhanced by a conservatory extension to the rear, whilst further benefitting from a spacious kitchen/diner and modern refitted bathroom. Other pleasing features include gas central heating, uPVC double glazing, upgraded wiring, off street parking and garage. An internal viewing comes recommended, with a layout which briefly comprises: entrance porch through to the entrance vestibule with stairs to the first floor and access to the bay fronted lounge, the open plan kitchen/diner leads through to the conservatory and to the first floor are three bedrooms and the bathroom which incorporates a three piece white suite and chrome fittings. Externally is a low maintenance front garden, with a driveway in front of the garage providing useful off street parking. The enclosed rear garden has lawn and patio areas. Ventnor Avenue is situated close to both schools and amenities. **VIEWING RECOMMENDED.**

Ventnor Avenue, Hartlepool, TS25 5LZ

3 Bedroom - House - Semi-Detached

£159,950

EPC Rating: D

Tenure: Freehold

Council Tax Band: B



**SMITH &
FRIENDS**
ESTATE AGENTS

Ventnor Avenue, Hartlepool, TS25 5LZ



GROUND FLOOR

ENTRANCE PORCH

Accessed via uPVC double glazed entrance door with uPVC double glazed window, laminate flooring, inset spotlight to ceiling, internal uPVC double glazed door to the entrance vestibule.

ENTRANCE VESTIBULE

Stairs to the first floor, fitted carpet, convector radiator, access to:

FRONT LOUNGE

12'11 x 11'7 (3.94m x 3.53m)

A pleasant lounge which incorporates a uPVC double glazed curved bay window to the front aspect, feature fire surround with electric fire, fitted carpet, small under stairs storage cupboard, convector radiator, glazed double doors through to:

KITCHEN/DINER

11'2 x 16' (3.40m x 4.88m)

Fitted with an attractive range of units to base and wall level with complementing work surfaces and matching splashback incorporating an inset one and a half bowl single drainer sink unit with mixer tap, built-in electric oven with matching microwave above, separate four ring gas hob with extractor hood over, integrated fridge/freezer and washing machine, uPVC double glazed windows to the side and rear aspects, laminate flooring, inset spotlighting to the ceiling, convector radiator, uPVC double glazed patio doors to the conservatory.

CONSERVATORY EXTENSION

7'3 x 15'4 (2.21m x 4.67m)

Offering an additional seating area and pleasant transition between the home and garden, with uPVC double glazed French doors to the rear, additional uPVC double glazed side door, uPVC double glazed windows, 'laminate' effect vinyl flooring, convector radiator.

FIRST FLOOR

LANDING

uPVC double glazed window to the side aspect, fitted carpet, access to bedrooms and bathroom.

BEDROOM ONE

13'5 x 10'4 (4.09m x 3.15m)

uPVC double glazed curved bay window to the front aspect, fitted carpet, convector radiator.

BEDROOM TWO

10'11 x 8'6 (3.33m x 2.59m)

uPVC double glazed window overlooking the rear garden, fitted carpet, convector radiator.

BEDROOM THREE

7'1 x 7'1 (2.16m x 2.16m)

uPVC double glazed window overlooking the rear garden, fitted carpet, convector radiator.

FAMILY BATHROOM/WC

6'9 x 5'5 (2.06m x 1.65m)

Fitted with a modern three piece white suite and chrome fittings comprising: curved panelled bath with mixer tap and shower over with separate attachment, curved glass shower screen, inset wash hand basin with mixer tap and vanity cabinet below, concealed WC with matching back and vanity area above, modern low maintenance panelling to walls, uPVC double glazed window to the side aspect, chrome heated towel radiator.



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EXTERNALLY

The property features a low maintenance front garden enclosed by a brick boundary wall. A paved driveway provides useful off street parking and leads to the attached garage. A gate to the side leads through to the enclosed rear garden, with lawn, patio area, part planted border and fenced boundaries.

GARAGE

17'10 x 8'9 (5.44m x 2.67m)

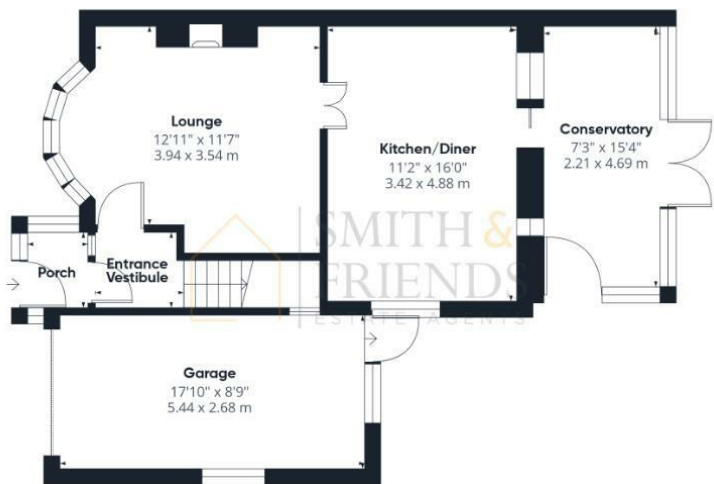
Up and over door to the front, personal door from the rear garden, overhead storage space, lighting, power points and gas central heating boiler.

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.



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	EU Directive 2002/91/EC	



Ground Floor



Floor 1

Approximate total area^m
1071 ft²
99.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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.

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