



Oakland Avenue, TS25 5LD
3 Bed - Bungalow - Semi Detached
Offers In The Region Of £185,000

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



**SMITH &
FRIENDS**
ESTATE AGENTS

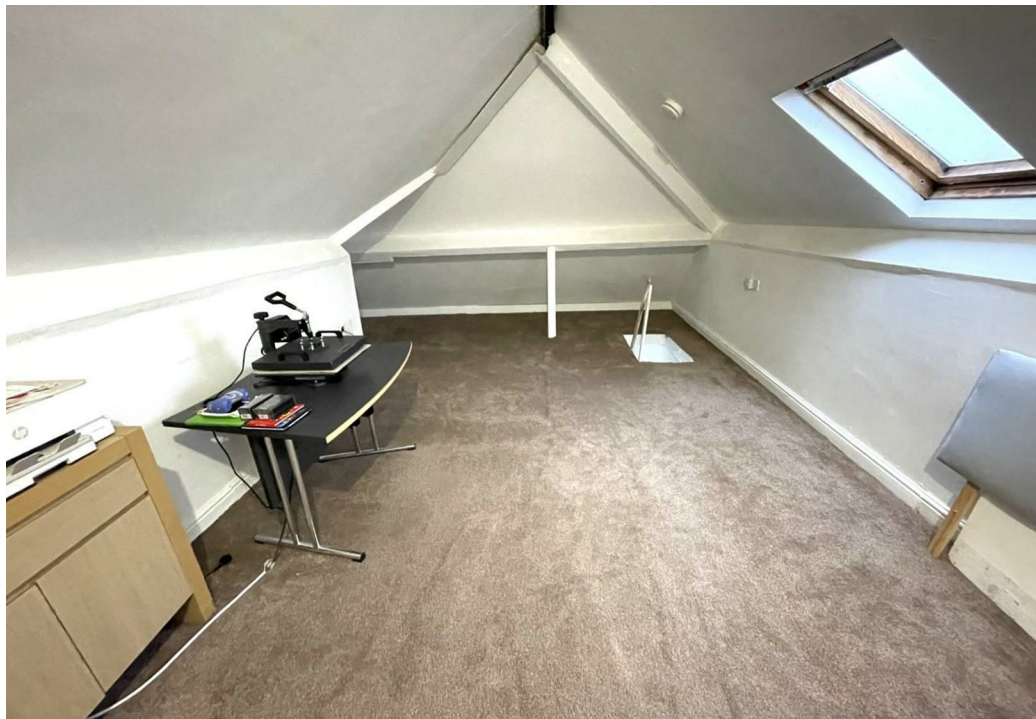
Oakland Avenue Hartlepool TS25 5LD

*** REDUCED *** VIEWING RECOMMENDED ** A modern and extended THREE BEDROOM semi-detached bungalow offering spacious and well proportioned accommodation, ideal for a wide variety of buyers with TWO RECEPTION ROOMS. The home features a modern kitchen and bathroom, generous garden room extension and huge attic room. An internal viewing comes recommended to appreciate the space on offer, whilst further benefits include gas central heating, uPVC double glazing, block paved drive, attractive external rendering, generous rear garden and large garage. The full layout comprises: entrance porch into the bay fronted lounge with attractive feature fire surround and gas fire, the inner hall gives access to two bedrooms and the kitchen which in turn links to the garden room/conservatory, a walk-in store room incorporates access to a large attic room ideal for use a hobby room or those working from home. The master bedroom and bathroom are accessed via the lounge, with the bathroom featuring a modern three piece suite and chrome fittings. Externally is a low maintenance lawned front garden, with a block paved driveway providing useful off street parking which continues alongside the property with gates opening to the rear garden and larger than average garage. Oakland Avenue is accessed via Ventnor Avenue and Caledonian Road, within easy reach of schools and amenities.











ENTRANCE PORCH

Accessed via double glazed composite entrance door, uPVC double glazed windows, fitted carpet, upgraded internal door to lounge.

FAMILY LOUNGE

16'8 x 13'2 into bay (5.08m x 4.01m into bay)

A good sized lounge with uPVC double glazed curved bay window to the front aspect, fitted carpet, attractive feature fire surround with inset gas fire, coving to ceiling, television point, double radiator.

INNER HALL

Fitted carpet, coving to ceiling, access to:

KITCHEN

10'9 x 10'5 (3.28m x 3.18m)

Fitted with a range of cream gloss units to base and wall level with brushed stainless steel handles and contrasting roll-top work surfaces incorporating an inset one and a half bowl single drainer sink unit with mixer tap, space for free standing cooking range, attractive black 'brick' style tiling to splashback, extractor over, integrated microwave, uPVC double glazed windows to the rear and side aspects, wall mounted gas central heating boiler, vinyl flooring, 'barn' style door to the garden room.

GARDEN ROOM

16'1 x 7'8 (4.90m x 2.34m)

Offering a variety of uses and currently used for entertaining purposes with home bar, uPVC double glazed French doors to the rear garden, two uPVC double glazed windows, vaulted ceiling with double glazed 'Velux' style window and inset spotlighting, modern laminate flooring, plumbing for washing machine, space for 'American' style fridge/freezer.

MASTER BEDROOM (front)

12'8 x 12' (3.86m x 3.66m)

uPVC double glazed curved bay window to the front aspect, fitted carpet, coving to ceiling, convactor radiator.

BEDROOM TWO

11'8 x 9' (3.56m x 2.74m)

uPVC double glazed French doors into the garden room extension, fitted carpet, convactor radiator.

BEDROOM THREE

8'5 x 8'3 (2.57m x 2.51m)

uPVC double glazed French doors into the garden room extension, fitted carpet, single radiator.

BATHROOM/WC

Recently upgraded with a modern four piece suite comprising; panelled bath with central mixer tap, corner shower cubicle, inset wash hand basin with mixer tap and vanity drawers below, WC with matching back, panelling to walls, extractor fan, uPVC double glazed window, double radiator.

WALK-IN STORAGE/ACCESS TO ATTIC

Fitted carpet, double radiator, fixed staircase to attic.

GENEROUS ATTIC ROOM

29' x 11'9 extending to 26'7 (8.84m x 3.58m extending to 8.10m)

Offering a variety of uses, with three double glazed Velux windows, uPVC double glazed window to the front aspect, fitted carpet, light and power points.

EXTERNALLY

The property features a low maintenance front with artificial turf and brick boundary wall. A block paved driveway provides useful off street parking and continues alongside the property. A gate leads through to the enclosed rear garden which is generous in size, with patio and lawn areas. The rear garden enjoys a southerly aspect, with central decking, gazebo and fenced boundaries.

DETACHED GARAGE

18' x 14'2 (5.49m x 4.32m)

A larger than average garage accessed via an up and over door to the front, personal door from the garden, window to the side aspect.

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.





37 Oakland Avenue

Approximate Gross Internal Area
1750 sq ft - 163 sq m



Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	43	
(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. 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.

106 York Road, Hartlepool, TS26 9DE
Tel: 01429 891100
hartlepool@smith-and-friends.co.uk
www.smith-and-friends.co.uk

