



Positioned in this popular area of Hartlepool, this massively improved and extended three bedroom semi detached property comes with viewing strongly recommended. With a ground floor wrap around extension, contemporary finish and versatile layout, this lovely family home will certainly appeal to a variety of potential buyers. The layout briefly comprises of: entrance hall, ground floor toilet, lounge, extended sitting room and large kitchen/dining area. To the first floor there are two bedrooms, access to bedroom three (in the attic room) and a stunning white and chrome family bathroom. Externally the generous rear garden is mainly laid to lawn, with well stocked borders, secure storage and paved patio area. The front of the property has a concrete drive and decorative chippings.

Wilton Avenue, Hartlepool, TS26 9PT

3 Bed - House - Semi-Detached

Offers In The Region Of £220,000

EPC Rating: C

Council Tax Band: C

Tenure: Freehold



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GROUND FLOOR

HALLWAY

5'10 x 14'5 (1.78m x 4.39m)

uPVC double glazed glass panelled door, radiator, oak staircase to first floor landing.

DOWNSTAIRS TOILET

2'6 x 5'6 (0.76m x 1.68m)

White low level WC, wash hand basin, uPVC double glazed window to side, radiator.

LOUNGE

13'6 x 10'10 (4.11m x 3.30m)

uPVC double glazed bay window to front, radiator, oak doors opening into the sitting room.

SITTING ROOM

12'7 x 21'2 (3.84m x 6.45m)

uPVC double glazed sliding patio doors opening onto the rear garden, Velux window, living flame 'coal' effect gas fire with modern surround, radiator.

KITCHEN/DINING ROOM

14'4 x 17'6 (4.37m x 5.33m)

Fitted with a comprehensive range of cream high gloss wall, base and drawer units with matching worktops, inset sink and drainer with mixer tap, five ring gas hob with illuminating extractor and fan assisted double oven, other integrated appliances include dishwasher, separate fridge and freezer, plumbing for washing machine and vent for dryer, uPVC double glazed windows to front and rear, uPVC double glazed glass panelled door opening onto the rear garden.

FIRST FLOOR

LANDING

uPVC double glazed window to side.

BEDROOM 1 (front)

9'3 x 15'6 (2.82m x 4.72m)

uPVC double glazed bay window to front, fitted wardrobes, radiator.

BEDROOM 2 (rear)

11'10 x 10'9 (3.61m x 3.28m)

uPVC double glazed window to rear, radiator.

FAMILY BATHROOM/WC

7'9 x 8'5 (2.36m x 2.57m)

Modern white and chrome suite with panelled bath, shower over, pedestal wash hand basin and low level WC; two uPVC double glazed windows, co-ordinated tiled walls, radiator.



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ACCESS ROOM TO BEDROOM 3 (front)

4'6 x 9'5 (1.37m x 2.87m)

uPVC double glazed window to front, radiator, staircase to bedroom three.

BEDROOM THREE

18'4 x 11'3 (5.59m x 3.43m)

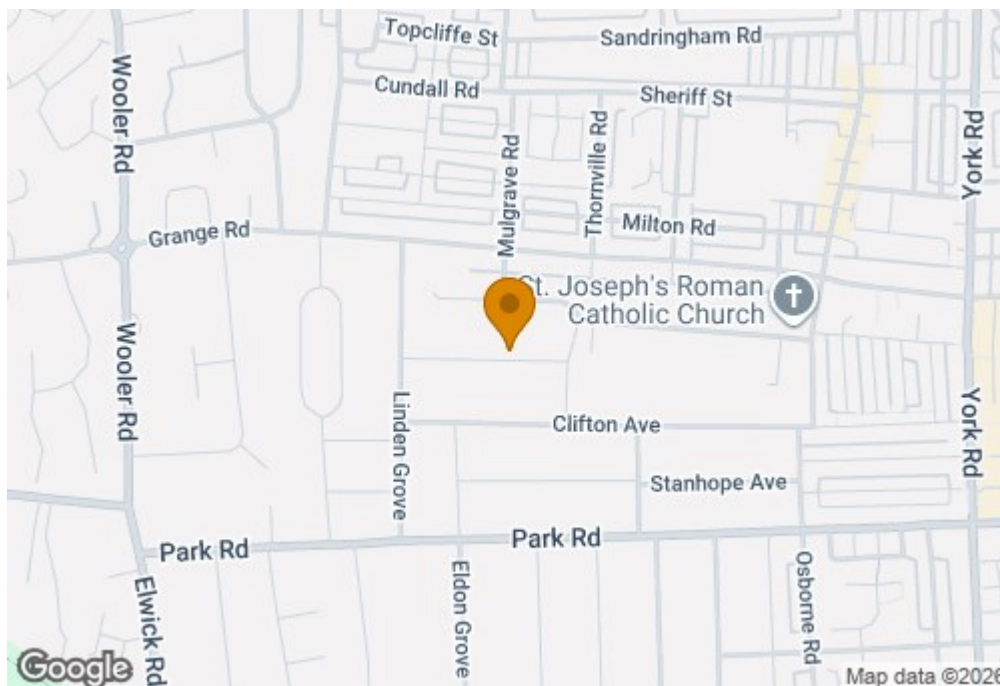
Two Velux windows, eaves storage, radiator.

EXTERNALLY

The large enclosed rear garden is mainly laid to lawn, with well stocked borders, secure storage and paved patio area. The front of the property has a concrete drive and decorative chippings.

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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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	69	79
(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	

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