



**Buckingham Avenue, Hart, TS27 3BD**  
**3 Bed - House - Detached**  
**£265,000**

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

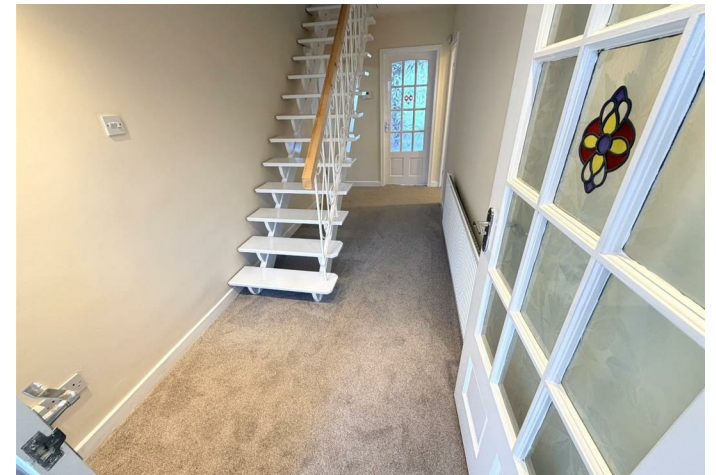


**SMITH &  
FRIENDS**  
ESTATE AGENTS

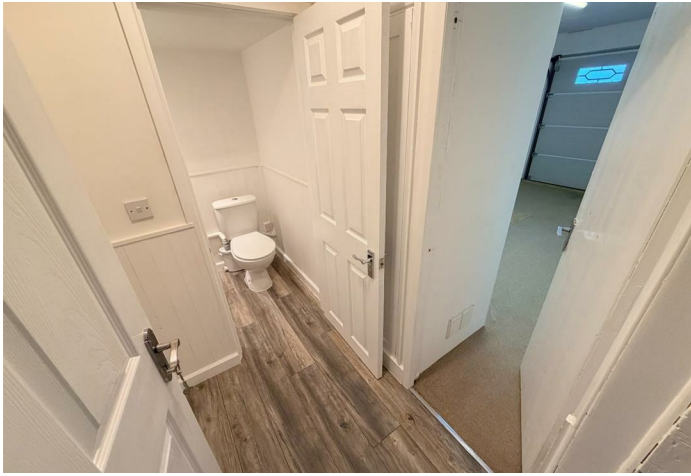
# Buckingham Avenue

## Hart Hartlepool TS27 3BD

\*\*\* NO CHAIN INVOLVED \*\*\* A beautifully positioned THREE BEDROOM detached property on Buckingham Avenue in a popular part of Hart Village with impressive countryside views to the rear. The home offers extended accommodation with a spacious and versatile layout which is likely to be appeal to families. The property has been recently decorated, features new flooring to most rooms and further benefits from gas central heating and uPVC double glazing. An internal viewing comes recommended, with a layout which briefly comprises: entrance porch through to the entrance hall with stairs to the first floor and access to a useful cloaks area and guest WC. The generous lounge looks out the rear garden and farm fields beyond, whilst linking to the dining room and through to a good size kitchen/breakfast room. To the first floor are three generous bedrooms with wardrobes alongside a spacious family bathroom and separate wash room with potential to be converted into an en-suite. Externally is a low maintenance front garden, with a block paved driveway leading to the garage. The landscaped rear garden offers a great space for entertaining, good degree of privacy and backs onto farm fields with superb views. The well appointed garage offers a utility space for appliances with integral door from the cloaks area. Buckingham Avenue is situated off Front Street with easy access into the Village.









**GROUND FLOOR**

**ENTRANCE PORCH/LOBBY**

5'2 x 6' (1.57m x 1.83m)  
Accessed via uPVC double glazed entrance door with matching side screen, attractive tiled flooring, ornate coving to ceiling with inset spotlighting, single radiator, double internal doors with attractive stained glass giving access to the entrance hall.

**ENTRANCE HALL**

15' x 6' (4.57m x 1.83m)  
Staircase to the first floor, inset spotlighting, newly fitted carpet, single radiator.

**CLOAKS AREA**

Built-in cloaks cupboard, modern laminate flooring, part panelled walls, integral door to the garage, fitted coat rack, access to guest WC.

**GUEST WC**

3'10 x 3'7 (1.17m x 1.09m)  
Fitted with a two piece white suite comprising: inset wash hand basin with chrome mixer tap with white gloss cabinet below, low level WC with macerator system, matching laminate flooring, part panelled walls, inset spotlighting, extractor fan, convector radiator.

**REAR LOUNGE**

12'9 x 15'7 (3.89m x 4.75m)  
A generous lounge with uPVC double glazed patio doors enjoying views of the rear garden and farm fields beyond, attractive feature fire surround with inset gas fire, newly fitted carpet, ornate coving to ceiling, central ceiling rose, two double radiators, archway through to the dining room.

**DINING ROOM**

12'10 x 9'1 (3.91m x 2.77m)  
uPVC double glazed French doors opening to the rear garden, glazed internal doors giving access to the kitchen, newly fitted carpet, ornate coving to ceiling, central ceiling rose, two further double radiators.

**KITCHEN/BREAKFAST ROOM**

11'9 x 9' plus 7'8 x 9' (3.58m x 2.74m plus 2.34m x 2.74m)  
Fitted with a range of 'beech' style units to base and wall level with contrasting work surfaces incorporating an inset one and a half bowl single drainer sink unit with mixer tap, built-in electric double oven with separate five ring gas hob and three speed extractor hood over, all finished in brushed stainless steel, attractive tiling to splashback, integrated fridge, integrated dishwasher, recess for 'American' style fridge/freezer, modern laminate flooring, uPVC double glazed bow window to the front aspect, additional uPVC double glazed window to the side aspect, uPVC double glazed side door, coving and inset spotlighting to the kitchen area, additional light fitting to the breakfast area, double radiator.

**FIRST FLOOR**

**LANDING**

Newly fitted carpet, inset spotlighting to the ceiling.

**BEDROOM ONE**

15'7 x 12'5 (4.75m x 3.78m)  
A generous master bedroom with a large uPVC double glazed window offering distant sea views, fitted wardrobes with bed recess, overhead storage space and matching bedside drawers, adjacent dressing area with matching drawers, newly fitted carpet, coving to ceiling, single radiator.

**BEDROOM TWO**

19'3 x 9'5 (5.87m x 2.87m)  
An extended bedroom with mirror fronted wardrobes, uPVC double glazed bow window to the front aspect, newly fitted carpet, coving to ceiling, built-in storage cupboard, feature side window, single radiator.

**BEDROOM THREE**

9'2 x 13'5 (2.79m x 4.09m)  
Wall to wall modern fitted wardrobes, large uPVC double glazed window enjoying views of the countryside beyond, newly fitted carpet, coving to ceiling, central ceiling rose, single radiator.

**FAMILY BATHROOM/WC**

8'2 x 8'11 (2.49m x 2.72m)  
Fitted with a modern four piece suite comprising: corner curved bath with mixer tap, double corner shower cubicle with chrome frame and glass panelled sliding doors, large inset wash hand basin with central mixer tap and white gloss vanity cabinets below, low level WC, tiling to walls, laminate flooring, coving and inset spotlighting, recessed vanity mirror with down lighting, chrome heated towel radiator.

**ADDITIONAL WASH ROOM/WC**

4'11 x 5'3 (1.50m x 1.60m)  
Fitted with a two piece suite comprising: inset wash hand basin with dual taps and vanity cabinet below, low level WC, tiling to walls, storage cupboard with Ideal Logic Plus boiler, laminate flooring, uPVC double glazed window to the side aspect, chrome heated towel radiator.

**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 leads to the garage. A gate to the side leads through to the attractively landscaped rear garden with patio areas, raised artificial turf, planted areas, fenced boundaries, useful timber storage shed and superb views of the countryside beyond.

**GARAGE & UTILITY AREA**

14' x 9' (4.27m x 2.74m)  
Accessed via a composite sectional style garage door to the front, integral door from the cloaks room, fitted worktop with double base unit, inset one and a half bowl ceramic sink with mixer tap, space for washing machine and tumble dryer, part fitted carpet/part laminate, built-in storage cupboard, overhead storage space, double radiator.

**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) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

70 80



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.

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