

\*\*\* NO CHAIN INVOLVED \*\*\* AVAILABLE IMMEDIATELY \*\*\* A deceptively spacious three bedroom mid terraced property with two reception rooms and first floor bathroom. The home occupies a pleasant position with a generous WEST FACING REAR GARDEN and would make an ideal first time purchase or possible investment opportunity. The accommodation features uPVC double glazing and gas central heating, with an internal viewing recommended to appreciate the potential on offer. The full layout comprises: entrance vestibule with stairs to the first floor and access to the bay fronted lounge which leads through to the full width dining room, kitchen and rear lobby. To the first floor are three bedrooms and the family bathroom which is fitted with a three piece suite. Externally is a low maintenance palisade to the front and generous west facing garden to the rear, with lawn and patio areas. Ashgrove Avenue is well situated close to schools and amenities.

Ashgrove Avenue, Hartlepool, TS25 5BT

3 Bedroom - House - Mid Terrace

£89,950

EPC Rating:

Tenure: Freehold

Council Tax Band: A



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Ashgrove Avenue, Hartlepool, TS25 5BT

## GROUND FLOOR

### ENTRANCE VESTIBULE

Accessed via uPVC double glazed entrance door with fanlight above, staircase to the first floor, single radiator, internal door to the lounge.

### FRONT LOUNGE

**12'1 x 15'8 (3.68m x 4.78m)**

Large uPVC double glazed bay window to the front aspect, coving to ceiling, two single radiators, access to:

### REAR DINING ROOM/RECEPTION ROOM

**15'6 x 8'6 (4.72m x 2.59m)**

A full width dining room/second reception room with uPVC double glazed window looking out to the rear garden, useful under stairs storage cupboard, double radiator, glazed internal door to the kitchen.

### KITCHEN

**6'4 x 10'6 (1.93m x 3.20m)**

Fitted with a range of units to base and wall level with worktop surfaces incorporating an inset single drainer stainless steel sink unit with mixer tap, space for free standing appliances including plumbing for washing machine and gas cooker point, recess for free standing fridge/freezer, part tiled walls, uPVC double glazed window to the side aspect, access to:

### REAR LOBBY

**6'7 x 2'8 (2.01m x 0.81m)**

Wall mounted Potterton Apollo gas central heating boiler, uPVC double glazed door to the rear garden, tiled flooring, single radiator.

## FIRST FLOOR

### LANDING

Access to bedrooms and bathroom, hatch to loft space.

### BEDROOM ONE

**10'11 x 11'1 (3.33m x 3.38m)**

uPVC double glazed window to the front aspect, single radiator.

### BEDROOM TWO

**11' x 11' (3.35m x 3.35m)**

uPVC double glazed window overlooking the rear garden, wardrobes, single radiator.

### BEDROOM THREE

**6' x 6'11 (1.83m x 2.11m)**

uPVC double glazed window to the front aspect, single radiator.



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**BATHROOM/WC**

**6'1 x 5'5 (1.85m x 1.65m)**

Fitted with a three piece suite comprising: cast iron bath with mixer tap, pedestal wash hand basin with dual taps, close coupled WC, tiled walls, uPVC double glazed window to the rear aspect, single radiator.

**EXTERNALLY**

The property features a low maintenance palisade to the front, with a generous west facing rear garden incorporating patio and lawned areas with a well established border, fenced boundaries and timber storage shed included.

**NB 1**

A shared passageway to the side of the property leads to the rear garden.

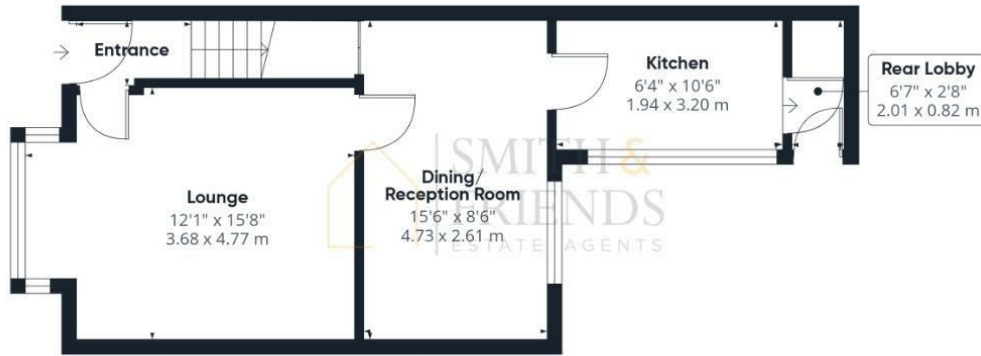
**NB 2**

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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

# Ashgrove Avenue, Hartlepool, TS25 5BT



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
799 ft<sup>2</sup>  
74.2 m<sup>2</sup>

(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.

GIRAFFE 360



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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