



**Coleridge Avenue, Hartlepool TS25 5AA**

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## **Coleridge Avenue, Hartlepool**

This three bedroom, semi-detached family home is ideally situated in the ever popular Foggy Furs area, perfectly positioned for access to well regarded schools and a range of local amenities.

### **Entrance Hall**

Entered via wooden single glazed door, wooden double glazed window to front, stairs to first floor, coved cornicing, radiator, understairs storage cupboard, door leading to kitchen, door leading to open lounge diner.

### **Lounge Diner**

Lounge Area - wooden double glazed bay window to front, coved cornicing, 3/4 picture rail, gas fire with decorative surround and tiled hearth, open into the dining are.

Dining Area - wooden double glazed window to rear, radiator, coved cornicing, 3/4 picture rail.

### **Kitchen**

Wooden double glazed window to rear and side, wooden single glazed door to side, vinyl flooring, space for free standing fridge freezer, range of shaker style wall and base units with complementing working surfaces and tiled splashback, inset electric oven and grill, inset sink/drainers with mixer tap, plumbing and recess for washing machine.

### **First Floor Landing**

Loft hatch access, doors leading to all principle rooms, wooden double glazed window to side.

### **Bedroom 1**

Wooden double glazed window to front, radiator. 3/4 picture rail, 4 door built in sliding wardrobes.

### **Bedroom 2**

Wooden double glazed window to rear, radiator. 3/4 picture rail.

### **Bedroom 3**

Wooden double glazed window to front, radiator.

### **Family Bathroom**

2 wooden double glazed windows to side, white heated towel rail, laminate flooring, low level low flush WC, pedestal wash hand basin, wood panel bath with shower over with hand held shower attachment, part tiled walls, extractor fan, spotlights to ceiling, radiator.

### **Externally**

#### **Front**

Wall enclosed palisade with concrete hardstanding for ease of maintenance.

#### **Rear Garden**

Fence enclosed, lawn with patio area, side gate that gives access to the front of the property.





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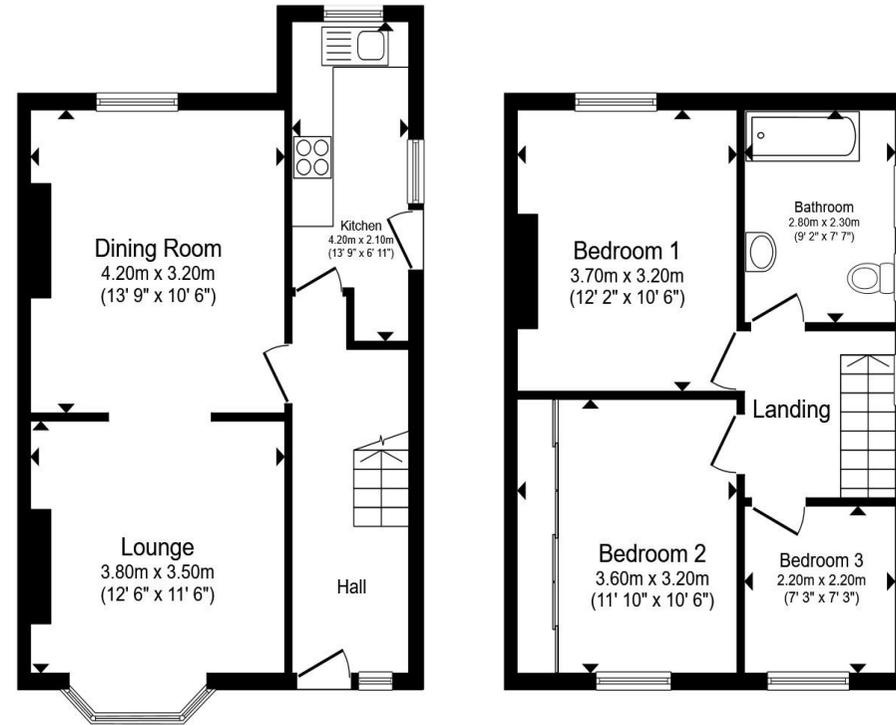
## Coleridge Avenue, Hartlepool

- POPULAR LOCATION
- CLOSE TO SCHOOLS & AMENITIES
- TWO RECEPTION ROOMS
- ON STREET PARKING
- THREE WELL PROPORTIONED BEDROOMS

Tenure: Freehold EPC Rating: E

Council Tax Band: B

# £120,000



Ground Floor

First Floor

Total floor area 84.3 m<sup>2</sup> (907 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
HAR117323 - 0004

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**01429 261351**



[Hartlepool@mannersandharrison.co.uk](mailto:Hartlepool@mannersandharrison.co.uk)



Shrewsbury House 129 York Road,  
HARTLEPOOL, Durham, TS26 9DW



[mannersandharrison.co.uk](http://mannersandharrison.co.uk)