



**Clifton Avenue, Hartlepool TS26 9QN**

## welcome to

### Clifton Avenue, Hartlepool

Situated in a sought after residential location is this superbly improved and extended ultra-modern six bedroom family home.

#### Entrance Vestibule

Entered via a door into the entrance vestibule, coved cornicing, dado rail, wooden door with feature glass leading into the entrance hall.

#### Entrance Hall

Coved cornicing, laminate flooring, original feature coving, stairs to the first floor, radiator, spotlights to ceiling.

#### Lounge

Coved cornicing, picture rail, gas fire with decorative fire surround, ceiling rose, UPVC double glazed bay window to front.

#### Dining Room

Decorative panelled wall, laminate flooring, spotlights to ceiling, feature fish tank which you can view through to kitchen area.

#### Open Kitchen/ Diner/Living

High gloss wall and base units with complimentary contrasting grey working surfaces, large central island with inset five ring gas hob, feature lighting over island, double oven with integral microwave and warming drawer, inset grey 1 1/2 bowl sink/ drainer with swan neck mixer tap, integral dishwasher, inset fridge, inset freezer, laminate flooring, space for dining/ family area, corner bi-fold doors leading onto rear garden, 3 sky lights, spotlights to ceiling, radiator.

#### Utility Room

Base units with sparkle top work surfaces, tiled splashback, plumbing for washing machine, composite door leading to rear garden, UPVC double glazed window.

#### Downstairs Wc

WC, UPVC double glazed window to rear, tiled walls, wash hand basin with mixer tap, chrome heated towel rail, spotlights to ceiling, extractor fan.

#### First Floor Landing

Spotlights to ceiling, radiator, loft access, feature beams, skylight window with downlights.

#### Bedroom 1

French doors leading onto balcony over looking rear garden, radiator, spotlights, dressing area with fitted sliding mirrored wardrobes.

#### En Suite

Walk in shower and steam room with seating area, WC, wash hand basin, fitted units with storage, tiled walls, laminate flooring, spotlights, feature anthracite grey towel rail, UPVC double glazed window to side.

#### Bedroom 2

UPVC double glazed window to rear, radiator, spotlights.

#### Bedroom 3

UPVC double glazed bay window to front, radiator, picture rail, spotlights.

#### Bedroom 4

UPVC double glazed window to front, radiator, spotlights.

#### Family Bathroom

Bath, WC, large wash hand basin, tiled walls, tiled floor, walk in shower with rainfall shower head and hand held attachment, UPVC double glazed window to side, chrome heated towel rail, spotlights to ceiling.





### **Second Floor Landing**

Stairs from first floor, feature brick slip wall.

### **Bedroom 5**

Skylight window to rear, radiator, spotlights.

### **Bedroom 6**

Skylight window to front, radiator, spotlights and storage in the eaves.

### **Jack And Jill Bathroom**

Wash hand basin, chrome heated towel rail, shower with electric shower, tiled surround and wall niche, concealed cistern low level low flush WC.

### **Externally**

#### **Rear Garden**

Will proved to be a suntrap during the summer months with a south facing aspect, predominantly laid to lawn with a spacious patio area that can be accessed via the bi folding doors from the open plan kitchen/ living and dining room, garden also boasts a sheltered hot tub area, raised planters which borders the patio.

#### **Front Garden**

Paved for ease of maintenance also offers additional parking, driveway, garage.



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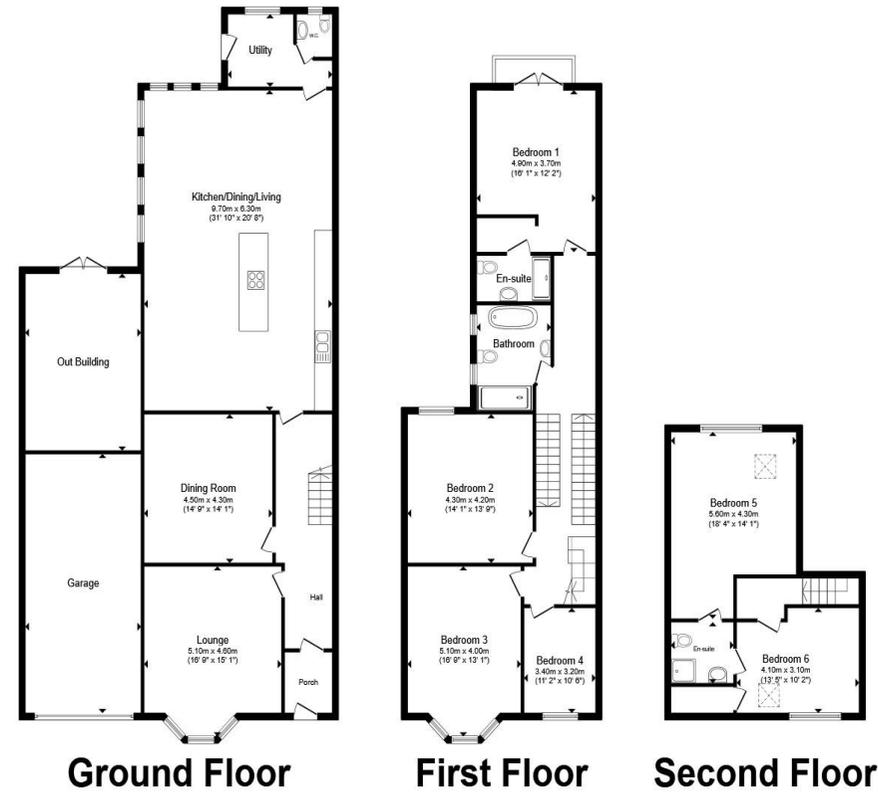
## Clifton Avenue, Hartlepool

- HEAVILY EXTENDED
- CINEMA ROOM
- ENTERTAINING KITCHEN/ DINING LIVING AREA
- LANDSCAPED GARDEN
- CLOSE TO GOOD SCHOOLS

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

offers in the region of

**£425,000**



Total floor area 322.3 m<sup>2</sup> (3,469 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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