



Oban Avenue, TS25 5LN
2 Bed - House - Semi-Detached
£105,000

EPC Rating: D
Tenure: Freehold
Council Tax Band: A



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ESTATE AGENTS

Oban Avenue Hartlepool TS25 5LN

An impressive semi-detached property which offers well presented accommodation, ideal for a wide variety of buyers. The home occupies a pleasant position with a west facing rear courtyard and comes with an internal viewing recommended. The cleverly altered ground floor incorporates a spacious open plan kitchen/dining/sitting room, whilst further benefiting from a modern first floor bathroom. Other pleasing features include gas central heating, uPVC double glazing, neutral decor and a low maintenance exterior. The full layout comprises: entrance vestibule through to a spacious bay fronted lounge with feature fire surround and access into the open plan kitchen/diner/sitting room, the dining area features French doors to the rear courtyard and the kitchen is fitted with cream 'shaker' style units. To the first floor are two double bedrooms and the modern bathroom which is fitted with a three piece white suite and chrome fittings. Externally is a palisade style front, gated access to the side and west facing rear courtyard with resin patio and raised flower bed. Oban Avenue is located between Heathfield Drive and Bute Avenue, with easy access to schools and amenities. **VIEWING RECOMMENDED.**











GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via uPVC double glazed entrance door with matching fanlight above, staircase to the first floor, fitted carpet, double radiator, access to:

BAY FRONTED LOUNGE

12'5 x 12'9 (3.78m x 3.89m)

A good size lounge which incorporates a curved uPVC double glazed bay window to the front aspect, feature fire surround with inset gas fire, fitted carpet, coving to ceiling, curved single radiator to the bay window, access to:

'L' SHAPED KITCHEN/DINER

SITTING & DINING AREA

13'9 x 8'9 (4.19m x 2.67m)

Fitted with attractive laminate flooring, built-in storage cupboards to both alcoves, additional under stairs storage cupboard, uPVC double glazed French doors opening to a pleasant resin patio area, uPVC double glazed side window, coving to ceiling, convector radiator, archway through to:

KITCHEN AREA

5'5 x 14'11 (1.65m x 4.55m)

Fitted with a range of cream 'shaker' style units to base and wall level with complementing work surfaces in an 'L' shaped layout incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in electric oven with separate four ring gas hob and extractor hood over, recess for washing machine, space for free standing fridge/freezer, cream 'brick' style tiling to splashback, laminate flooring, two uPVC double glazed windows, uPVC double glazed door to the rear courtyard, convector radiator.

FIRST FLOOR

LANDING

uPVC double glazed window to the side aspect, fitted carpet, hatch to loft space, access to both bedrooms and bathroom.

BEDROOM ONE

12'6 x 10'10 (3.81m x 3.30m)

A spacious master bedroom which incorporates uPVC

double glazed curved bay window to the front aspect, over stairs wardrobe area with hanging rails, shelving and additional uPVC double glazed window, fitted carpet, curved single radiator to the bay window.

BEDROOM TWO

9'1 x 10'11 (2.77m x 3.33m)

uPVC double glazed window to the rear aspect, fitted carpet, convector radiator.

BATHROOM/WC

6'1 x 6'9 (1.85m x 2.06m)

Fitted with a modern three piece white suite and chrome fittings comprising: panelled bath with dual taps and electric Triton shower over, protective glass shower screen, pedestal wash hand basin with chrome dual taps, low level WC, modern panelling to walls, 'mosaic' effect vinyl flooring, uPVC double glazed window to the rear aspect, convector radiator.

EXTERNALLY

The property features a low maintenance palisade style front with loose slate and brick boundary wall. A gate to the side leads through to the enclosed courtyard style rear, with resin patio, fenced boundaries and raised flower bed. The rear enjoys a westerly aspect.

NB 1

The vendor of this property is an employee of Smith & Friends Estate Agents.

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.







Ground Floor



Floor 1



Approximate total area⁽¹⁾

740 ft²
68.7 m²

Reduced headroom

1 ft²
0.1 m²

(1) Excluding balconies and terraces.

Reduced headroom:

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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		
England & Wales		
		EU Directive 2002/91/EC

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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.

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