

Wilton Avenue, TS26 9PT
3 Bed - House - Semi-Detached
Offers In The Region Of £230,000

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

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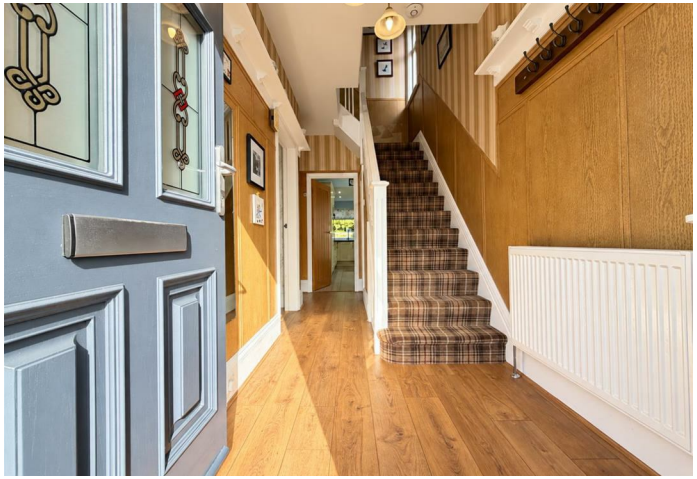
Wilton Avenue
Hartlepool, TS26 9PT

An impressive three bedroom semi-detached home offering extended and well presented accommodation, ideally suited to family living. A full width rear extension enhances both the lounge and kitchen, creating generous living space complemented by two reception rooms, a landscaped rear garden and a large summerhouse. An internal viewing is highly recommended to appreciate the accommodation and outdoor space on offer.

The welcoming entrance hallway features stairs to the first floor and access to a useful guest WC. To the front, the bay-windowed dining room includes a feature fire surround, with double doors opening into the extended family lounge. This spacious reception room benefits from a further feature fire surround and French doors leading onto the rear garden. The extended kitchen/breakfast room is fitted with a modern range of cream gloss units and integrated appliances. To the first floor are three bedrooms, with fitted wardrobes to the principal bedroom. The family bathroom serves all three rooms and incorporates a four-piece white suite and chrome fittings.

Further benefits include uPVC double glazing, gas central heating and upgraded internal doors. The boiler was replaced in June 2021, with a warranty included. We further understand that the main roof has been replaced in recent years.

Externally, the property features a low maintenance paved frontage and a driveway extending alongside the home to the garage, providing off street parking. The generous, landscaped rear garden offers an inviting space for entertaining, combining patio seating areas, lawn, artificial turf and planted borders. A large summerhouse and two storage sheds are included in the asking price, adding further appeal to this attractive family home.




















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GROUND FLOOR

ENTRANCE HALL
5'11 x 14'6 (1.80m x 4.42m)
A welcoming entrance hall accessed via an attractive double glazed entrance door with matching side screen and fanlight above, fitted with 'oak' style laminate flooring, staircase to the first floor with fitted carpet, traditional panelling to walls, delft rack, upgraded internal doors, convector radiator, access to:

GUEST WC
2'6 x 5'8 (0.76m x 1.73m)
Fitted with a two piece suite comprising: inset wash hand basin with central mixer tap and white gloss vanity cabinet below, concealed WC, part panelled walls, tiled floor, uPVC double glazed window to the side aspect, extractor fan.

FRONT RECEPTION/DINING ROOM
13'6 x 10'10 (4.11m x 3.30m)
Offering a variety of uses, whilst currently being used as a dining room, with uPVC double glazed curved bay window to the front aspect, feature fire surround with electric fire, custom storage to the alcoves with fitted shelving, modern laminate flooring, coving to ceiling, double radiator, upgraded glazed oak internal doors through to the extended rear reception room.

EXTENDED REAR LOUNGE
12' x 20'10 (3.66m x 6.35m)
A pleasant extended family lounge which includes a traditional fire surround with a cast iron insert and tiled base, fitted carpet, coving to ceiling, convector radiator, archway through to the rear extension with vaulted ceiling, double glazed Velux window, inset spotlighting, uPVC double glazed French doors with matching side screens to the garden and matching carpet.

EXTENDED KITCHEN/BREAKFAST ROOM
6'11 x 17'3 (2.11m x 5.26m)
Fitted with an attractive range of cream 'shaker' style units to base and wall level with brushed stainless steel handles and complementing work surfaces incorporating an inset single drainer ceramic sink unit with chrome mixer tap, built-in double oven with separate four ring electric hob and canopy housing extractor hood over, integrated fridge/freezer, washing machine and dishwasher, glass fronted display cabinets to eye-level, downlighting, three drawer base unit, attractive tiled flooring, two uPVC double glazed windows, inset spotlighting to the ceiling, uPVC double glazed side door, convector radiator.

FIRST FLOOR

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

BEDROOM ONE
10'3 x 13'6 (3.12m x 4.11m)
A good size master bedroom with uPVC double glazed curved bay window to the front aspect, built-in wardrobes to both alcoves, fitted carpet, convector radiator.

BEDROOM TWO
11'8 x 10'5 (3.56m x 3.18m)
uPVC double glazed window overlooking the rear garden, fitted carpet, convector radiator.

BEDROOM THREE
7'5 x 6'9 (2.26m x 2.06m)
Currently used a home office with built-in wardrobe and shelved storage area, uPVC double glazed window to the front aspect, fitted carpet, convector radiator.

FAMILY BATHROOM/WC
7'8 x 8'3 (2.34m x 2.51m)
Fitted with a modern four piece suite comprising: bath with central mixer tap and shower attachment, corner shower cubicle with chrome frame, twin glass panelled sliding doors and chrome overhead shower, pedestal wash hand basin with central mixer tap and mirror fronted vanity cabinet over, close coupled WC, attractive tiling to walls, inset spotlighting to the ceiling, tiled flooring, two uPVC double glazed windows to the side aspect, extractor fan, chrome heated towel radiator.

EXTERNALLY
The property features a low maintenance, paved front garden enclosed by a brick boundary wall with wrought iron railings, matching double wrought iron gates open to a further paved area which continues alongside the property to the garage. A gate opens to the generous landscaped rear garden featuring a blend of patio, lawn and artificially turfed areas, with a planted border and fenced boundaries. A large summerhouse and two matching storage sheds are included in the asking price.

SUMMERHOUSE
12'4 x 9'1 (3.76m x 2.77m)
Offering external sitting area with lighting and power.

GARAGE
10'2 x 16'6 (3.10m x 5.03m)
Accessed via an up and over door to the front, personal door from the rear garden, lighting and sockets.

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.













Ground Floor Building 1



Floor 1 Building 1

Approximate total area[1]
1331 ft²
123.8 m²

Reduced headroom
3 ft²
0.2 m²



Ground Floor Building 2



Ground Floor Building 3

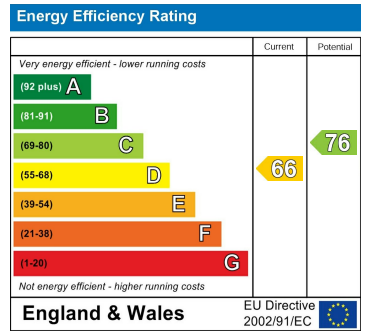
(1) Excluding balconies and terraces

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.

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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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