



A deceptively spacious semi-detached bungalow occupying a pleasant position on Berkeley Avenue with ample off street parking and low maintenance gardens. The home offers extended accommodation with two double bedrooms and an impressive kitchen/diner/sitting room. The bungalow features uPVC double glazing and gas central heating. Offered on an UNFURNISHED OR FURNISHED basis (price TBC), with an internal viewing recommended. The full layout comprises: entrance hall, bay fronted lounge, generous kitchen/diner/sitting room with a range of built-in appliances, two double bedrooms, master with fitted wardrobes, and a modern shower room with separate WC. Externally the property is set back with a block paved front and long drive allowing secure off street parking. The enclosed rear garden enjoys a good degree of privacy and should prove to be low maintenance, with two store sheds and summerhouse included. Berkeley Avenue is situated between Torquay Avenue and Owton Manor Lane.

(Application is subject to a Holding Fee - please refer to our website for further details)

UNFURNISHED OR FURNISHED (price TBC)

REQUIRED EARNINGS: Tenants £24,000pa; Guarantor, if required £28,800pa

BOND: £923

Berkeley Avenue, Hartlepool, TS25 3DW

2 Bedroom - Bungalow - Semi Detached

£800 Per Month

EPC Rating:

Tenure:

Council Tax Band: C



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FRIENDS**
ESTATE AGENTS

Berkeley Avenue, Hartlepool, TS25 3DW



ENTRANCE HALL

Accessed via uPVC double glazed side entrance door, fitted carpet, coving to ceiling, convactor radiator.

LOUNGE

A good size lounge with uPVC double glazed bay window to the front aspect, feature fire surround with 'marble' style back and base, inset chrome 'coal' effect gas fire, fitted carpet, coving to ceiling, convactor radiator.

EXTENDED KITCHEN/DINER/SITTING ROOM

SEATING & DINING SPACE

Large uPVC double glazed bay window to the side aspect, fitted carpet, wall mounted television point, coving to ceiling, convactor radiator.

KITCHEN AREA

Fitted with a range of units to base and wall level with contrasting work surfaces incorporating an inset one and a half bowl single drainer sink unit with mixer tap, built-in electric oven with four ring gas hob above and extractor hood over, tiling to splashback, recess for washing machine, integrated fridge/freezer, concealed Baxi gas central heating boiler, four drawer unit to base level, glass fronted display cabinets to eye-level, uPVC double glazed window to the rear aspect, coving to ceiling, modern laminate flooring.

BEDROOM ONE

uPVC double glazed bay window to the rear aspect, modern wardrobes with matching bed recess, overhead storage space and side cabinets, fitted carpet, coving to ceiling, double radiator.

BEDROOM TWO

uPVC double glazed window to the front aspect, fitted carpet, convactor radiator.

SHOWER ROOM

Fitted with a two piece white suite and chrome fittings comprising: double shower cubicle with chrome frame, glass panelled sliding door and Mira Advance shower over with separate attachment, inset wash hand basin with central mixer tap and white gloss vanity cabinet below, tiling to walls, coving and extractor to ceiling, uPVC double glazed window to the side aspect, chrome heated towel radiator.

SEPARATE WC

Fitted with a close coupled WC in white, part tiled walls, uPVC double glazed window to the side aspect.

EXTERNALLY

The property features a low maintenance front, with a block paved driveway accessed via double wrought iron gates providing useful off street parking. A gate to the side leads through to a useful storage area and into the private enclosed rear garden which should, again, prove to be low maintenance with artificial turf, block paved patio area, summerhouse and two storage sheds.

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 landlord, nor their agent.



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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

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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