



**Newlands Avenue, TS26 9NU**  
**4 Bed - House - Semi-Detached**  
**£415,000**

**EPC Rating: D**  
**Tenure: Freehold**  
**Council Tax Band: E**



# Newlands Avenue Hartlepool TS26 9NU

A stunning period style semi-detached property offering significantly upgraded, extended and enhanced accommodation, ideal for family requirements. The home features multiple reception areas, four generous bedrooms and three bathrooms, with space and versatility in abundance. The accommodation is spread over three floors and has a clever blend of character features, modern upgrades and quality fixtures and fittings. An internal viewing comes recommended, with further benefits including a recently refitted family bathroom, gas central heating, uPVC double glazing, and superb landscaped rear garden.

The full layout comprises: inviting entrance hall with stairs to the first floor and access to both reception rooms, the rear reception room linking to the stunning open plan kitchen/diner/family room, offering an enviable place for entertaining family and friends with bi-fold doors to the rear garden. A useful utility room, shower room and bar/walk-in pantry complete the ground floor. To the first floor, from the half landing is access to bedroom three and the refitted bathroom. The main landing gives access to bedrooms one and two alongside a modern shower room. To the second floor is a generous fourth bedroom.

Externally is a low maintenance front, shared driveway to the side and stunning, low maintenance rear garden which enjoys a high degree of privacy with artificial turf, patio, water feature, storage and lighting. Newlands Avenue is situated between Park Road and Elwick Road with easy access to schools and amenities. An internal viewing is essential to appreciate the, space, quality of accommodation and location on offer.











## GROUND FLOOR

### ENTRANCE HALL

Accessed via glazed entrance door with attractive etched glass central panel and fanlight above, quality fitted carpet, dado rail, deep coving to ceiling with inset spotlighting, spindled staircase to the first floor with newel post and under stairs storage cupboard, modern panelled vertical radiator, access to both reception rooms and French doors to the rear dining room.

### FRONT LOUNGE 14' x 15'8 (4.27m x 4.78m)

A good size family lounge with a large uPVC double glazed bay window to the front aspect, attractive feature fire surround with cast iron insert and open fire, fitted carpet, picture rail, deep coving to ceiling, double radiator.

### REAR RECEPTION ROOM 14' x 13'3 (4.27m x 4.04m)

Linking to the dining room with two uPVC double glazed windows to the side aspect, feature fire surround with gas fire, fitted carpet, picture rail, deep coving to ceiling, double radiator.

### STUNNING OPEN PLAN KITCHEN/DINER/FAMILY ROOM

#### SEATING/DINING AREA 11'4 x 19'5 (3.45m x 5.92m)

Ideally situated off the kitchen with fitted carpet, coving, inset spotlighting and lantern to roof.

#### KITCHEN AREA 20'10 x 15'10 (6.35m x 4.83m)

Fitted with a beautiful range of handcrafted units with complementing granite worktops and brushed stainless steel handles, electric hob with warming plate and two ring gas hob, inset sink with mixer tap, built-in double oven with matching grill and warming drawer, recess for 'American' style fridge/freezer, recess with wine cooler included, small breakfast bar area, attractive tiled flooring with under floor heating, coving, inset spotlighting and lantern to ceiling, double glazed bi-folding doors to the rear garden, convector radiator, access to utility area, bar/walk-in laundry and ground floor shower room.

#### BAR/PANTRY 5'6 x 5'10 (1.68m x 1.78m)

Granite worktop, fitted shelving and drawers, pull-out baskets, tiled flooring, coving and inset spotlighting to ceiling, recess for fridge.

#### UTILITY ROOM 6'7 x 5'8 (2.01m x 1.73m)

Matching units with granite worktop and matching splashback, recess for washing machine and tumble dryer, eye-level coat rack, tiled flooring, coving and inset spotlighting to ceiling.

#### GROUND FLOOR SHOWER ROOM/WC 8'5 x 5'9 (2.57m x 1.75m)

Fitted with a beautiful three piece suite comprising: walk-in double shower with chrome overhead shower and separate attachment, protective glass shower screen, inset wash hand basin with central mixer tap and vanity unit below, concealed WC with matching back and vanity area above, attractive tiling to splashback, tiled flooring, uPVC double glazed window to the rear aspect, inset spotlighting to ceiling, heated towel radiator.

## FIRST FLOOR; HALF LANDING

Access to the main family bathroom and bedroom three, dado rail, coving and inset spotlighting to ceiling, built-in storage cupboard.

### BEDROOM THREE 12' x 10'1 (3.66m x 3.07m)

uPVC double glazed bay window overlooking the rear garden, fitted wardrobes with sliding doors, built-in storage cupboard, fitted carpet, coving to ceiling, double radiator.

### FAMILY BATHROOM/WC 12'5 x 6'5 (3.78m x 1.96m)

Refitted with a modern three piece suite and chrome fittings comprising: free standing bath with mixer tap over and shower attachment, inset wash hand basin with central mixer tap and vanity drawers below, close coupled WC, attractive panelling to walls, panelling and inset spotlighting to ceiling, two uPVC double glazed windows to the side aspect, built-in storage cupboard with Baxi Solo boiler, chrome heated towel radiator.

## MAIN LANDING

Closed off stairs giving access to bedroom four, dado rail, coving and inset spotlighting to ceiling, access to:

### BEDROOM ONE 13'11 x 13'7 (4.24m x 4.14m)

uPVC double glazed bay window to the front aspect, fitted carpet, picture rail, deep coving to ceiling, double radiator.

### BEDROOM TWO 14'1 x 13'9 (4.29m x 4.19m)

uPVC double glazed window to the rear aspect, fitted carpet, picture rail, deep coving to ceiling, double radiator.

### SHOWER ROOM 10'6 x 6'11 (3.20m x 2.11m)

Fitted with a modern two piece suite comprising: double shower with protective glass shower screen, wash hand basin with central mixer tap and vanity cabinet below, wall mounted mirror fronted vanity cabinet, attractive tiling to walls, tiled flooring, inset spotlighting to the ceiling, extractor fan, uPVC double glazed window to the front aspect, chrome heated towel radiator.

## SECOND FLOOR

### BEDROOM FOUR 14'9 x 16'3 (4.50m x 4.95m)

Modern laminate flooring, double glazed 'Velux' style window to the rear aspect, eaves storage, double radiator.

## EXTERNALLY

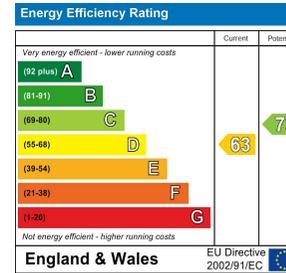
The property features a low maintenance palisade style front, with a shared driveway to the side. The beautifully landscaped rear garden is an enviable place for entertaining family and friends, with patio area, artificial turf, water feature, storage shed, feature lighting, sockets and space for a hot tub.

## 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.







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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