



Ashgrove Avenue, Hartlepool, TS25 5BT

welcome to

Ashgrove Avenue, Hartlepool

A 2 Bedroomed, 2 Reception Roomed Bay Fronted Mid Terraced House in this popular location, currently tenanted, can be sold with or without vacant possession dependant upon buyers requirements. Gas Central Heated and UPVC Double Glazed.

Entrance Lobby

accessed via UPVC Double Glazed door, radiator, staircase to First Floor.

10' 10" (max) x 10' 11" (max) (3.30m (max) x 3.33m (max))
UPVC Double Glazed window to rear aspect,
radiator, coved cornicing.

Living Room

16' 7" (into bay) x 12' 2" (into alcoves) (5.05m (into bay) x 3.71m (into alcoves))
UPVC Double Glazed boxed bay window to front aspect, coved cornicing, white fireplace with electric fire, radiator, double doors leading to Dining Room.

Bathroom

fitted with a three piece white suite comprising
panelled bath with mains shower over, pedestal
wash hand basin, low level low flush WC, radiator,
UPVC Double Glazed opaque window to rear aspect.

Dining Room

15' 7" x 7' 8" (4.75m x 2.34m)
UPVC Double Glazed French doors leading to rear garden, radiator, coved cornicing, understairs storage cupboard.

Kitchen

13' 8" x 5' 10" (4.17m x 1.78m)
UPVC Double Glazed window to side and rear aspects, UPVC Double Glazed door to side leading to Rear Garden, fitted with a range of wall and base units with complementing working surfaces incorporating stainless steel sink/drainers unit, built in electric oven with four ring gas hob, recess and plumbing for washing machine, recess for additional white goods, radiator.

First Floor Landing

Bedroom 1

16' 1" (including wardrobes) x 11' 2" (4.90m (including wardrobes) x 3.40m)
dual aspect UPVC Double Glazed windows to front,
2 built in double wardrobes and overhead storage,
coved cornicing, radiator.

Bedroom 2



Externally

Small Front Garden

Enclosed Rear Garden

On Street Parking



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Ashgrove Avenue, Hartlepool

- CURRENTLY TENANTED, CAN BE SOLD WITH OR WITHOUT VACANT POSSESSION
- 2 RECEPTION ROOMS
- ENCLOSED REAR GARDEN
- ON STREET PARKING
- POPULAR LOCATION

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£75,000



This floorplan 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 should not be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely on its own inspection(s). Plan produced for Manners & Harrison. Powered by www.focalagent.com

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Property Ref:
HAR116436 - 0019

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