



**Tunstall Avenue, Hartlepool, TS26 8NE**

welcome to

## Tunstall Avenue, Hartlepool

Charming, three bedroom, semi detached, family home. Nestled on a desirable residential street, this characterful property presents an exciting opportunity for families and those seeking additional space, with scope to extend (subject to the necessary planning permissions).

### Entrance Vestibule

Accessed via wooden single glazed door, exposed brick walls, tiled flooring, UPVC double glazed door into:-

### Entrance Hallway

Staircase to first floor, radiator, laminate flooring, picture rail, understairs storage cupboard, storage cupboard, door leading to:-

### Downstairs W C

UPVC double glazed window to side, low level low flush WC, tiled flooring.

### Reception Room 1

12' 4" maximum x 13' 10" maximum ( 3.76m maximum x 4.22m maximum )

UPVC double glazed window to front, radiator, coved cornicing, dado rail, wall lights, feature gas fire with marble surround and hearth, laminate flooring.

### Reception Room 2

13' 10" maximum x 11' 9" maximum ( 4.22m maximum x 3.58m maximum )

UPVC double glazed window to rear, radiator, dado rail, coved cornicing, feature gas fire with wood surround and marble hearth.

### Kitchen

6' 9" x 9' 11" ( 2.06m x 3.02m )

Range of gloss wall and base units with complementing working surfaces, subway tiled splashback, space for Range style cooker with extractor over, laminate flooring, UPVC double glazed window to side, open to:-

### Utility Area

12' x 6' 8" ( 3.66m x 2.03m )

UPVC double glazed window to rear, UPVC internal window to side porch, inset 1. 1/2 bowl sink/drainer with swan neck mixer tap, radiator, built in storage cupboard housing Glow-Worm combination boiler, feature panelled wall, UPVC double glazed door to side leading into:-

### Side Porch

12' 6" x 6' 2" ( 3.81m x 1.88m )

Plumbing for washing machine, UPVC double glazed door to front and rear, UPVC double glazed windows to side, front and rear, conservatory style roof.

### First Floor Landing

UPVC double glazed window to side, coved cornicing, doors leading to all principle rooms.

### Bedroom 1

14' 5" maximum x 11' 9" maximum ( 4.39m maximum x 3.58m maximum )

UPVC double glazed bay window to front, radiator, four door built in sliding wardrobes, TV point, coved cornicing, three quarter dado rail.

### Bedroom 2

14' 7" maximum x 10' onto wardrobe ( 4.45m maximum x 3.05m onto wardrobe )

UPVC double glazed bay window to rear, radiator, four door built in sliding wardrobes, coved cornicing, three quarter dado rail.

### Bedroom 3

6' 11" x 7' 3" ( 2.11m x 2.21m )

UPVC double glazed window to front, radiator, coved cornicing.

### Family Bathroom

UPVC double glazed window to rear and side, tiled





flooring, bathroom wall boarded walls, low level low flush WC, P shaped bath with mixer tap and handheld shower attachment plus rainfall shower head over and shower screen, anthracite grey vertical radiator, wash hand basin with mixer tap on a vanity unit, loft hatch access.

### **Externally**

#### **Front**

Wall enclosed, hardstanding, pebbled frontage, wooden gate leading to side.

#### **Rear Garden**

Laid to lawn, decking area, bark edged areas, small shed to the rear.



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## Tunstall Avenue, Hartlepool

- POPULAR LOCATION
- UTILITY AREA
- REAR GARDEN
- DOWNSTAIRS WC
- CLOSE TO SCHOOLS

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers over

**£170,000**



This floor plan 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 cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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