



***** NO CHAIN INVOLVED *** AVAILABLE IMMEDIATELY ***** A recently improved THREE BEDROOM mid terraced property offering deceptively spacious accommodation with TWO RECEPTION ROOMS & TWO BATHROOMS. The home has been recently decorated, features a modern kitchen and further benefits from gas central heating and uPVC double glazing. The internal layout comprises: entrance hall with stairs to the first floor and access to both reception rooms, the second reception room is currently used as a dining room and links to the kitchen which is fitted with units to base and wall level with built-in oven and hob included. The rear lobby gives access to a useful ground floor shower room, whilst to the first floor are three good size bedrooms and the family bathroom which incorporates a three piece suite. Externally is a low maintenance front enclosed by an attractive brick boundary wall, with double wrought iron gates opening to provide potential off street parking. The enclosed rear garden is predominantly lawned. Tennyson Avenue is situated between Oxford Road and Shakespeare Avenue which is convenient for both schools and amenities. An ideal first time purchase/investment opportunity.

Tennyson Avenue, Hartlepool, TS25 5NU

3 Bedroom - House - Mid Terrace

£94,950

EPC Rating: C

Tenure: Freehold

Council Tax Band: A



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GROUND FLOOR

ENTRANCE HALL

Accessed via double glazed composite entrance door, two uPVC double glazed windows, modern laminate flooring, stairs to the first floor with newly fitted carpet, access to both reception rooms.

LOUNGE

14'9 x 10'9 (4.50m x 3.28m)

uPVC double glazed bow window to the front aspect, modern laminate flooring, coving to ceiling, single radiator.

SECOND RECEPTION ROOM

12'3 x 10' (3.73m x 3.05m)

uPVC double glazed bow window to the front aspect, modern laminate flooring, fire recess, single radiator, door to the kitchen with glazed side screen.

KITCHEN/DINER

13'4 x 8' (4.06m x 2.44m)

Fitted with a modern range of units to base and wall level with roll-top work surfaces in an 'L' shaped layout incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring hob above, recess for washing machine, recess for further free standing appliance, three drawer unit to base level, tiled flooring, uPVC double glazed window to the rear aspect, under stairs storage cupboard, single radiator, access to:

REAR LOBBY

5'3 x 5'2 (1.60m x 1.57m)

Door to the rear garden, tiled floor, convector radiator, access to ground floor shower room.

GROUND FLOOR SHOWER ROOM/WC

5'7 x 5'3 (1.70m x 1.60m)

Undergoing some updating, whilst incorporating a three piece suite with corner shower cubicle, corner wash hand basin with mixer tap, low level WC, tiling and panelling to splashback areas, tiled flooring, uPVC double glazed window to the rear aspect, convector radiator.

FIRST FLOOR

LANDING

Useful storage cupboard with gas central heating boiler, uPVC double glazed window to the rear aspect, newly fitted carpet, single radiator, access to:

BEDROOM ONE

14'3 x 10'8 (4.34m x 3.25m)

A good sized master bedroom with uPVC double glazed window to the front aspect, fitted carpet, single radiator.

BEDROOM TWO

10'4 x 10' (3.15m x 3.05m)

uPVC double glazed window to the front aspect, walk-in wardrobe/storage cupboard, fitted carpet, single radiator.

BEDROOM THREE

10' x 6'7 extending to 10'3 (3.05m x 2.01m extending to 3.12m)

uPVC double glazed window to the rear aspect, newly fitted carpet, single radiator.

FAMILY BATHROOM/WC

7'5 x 6'2 (2.26m x 1.88m)

Fitted with a three piece suite comprising: panelled bath with dual taps, pedestal wash hand basin with dual taps, low level WC, tiling to splashback, laminate flooring, uPVC double glazed window to the rear aspect, single radiator.



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EXTERNALLY

The property features a low maintenance, part pebbled, part block paved front with attractive brick boundary wall and double wrought iron gates. The front offers potential for off street parking. The enclosed rear garden incorporates paved and lawned areas with fenced boundaries.

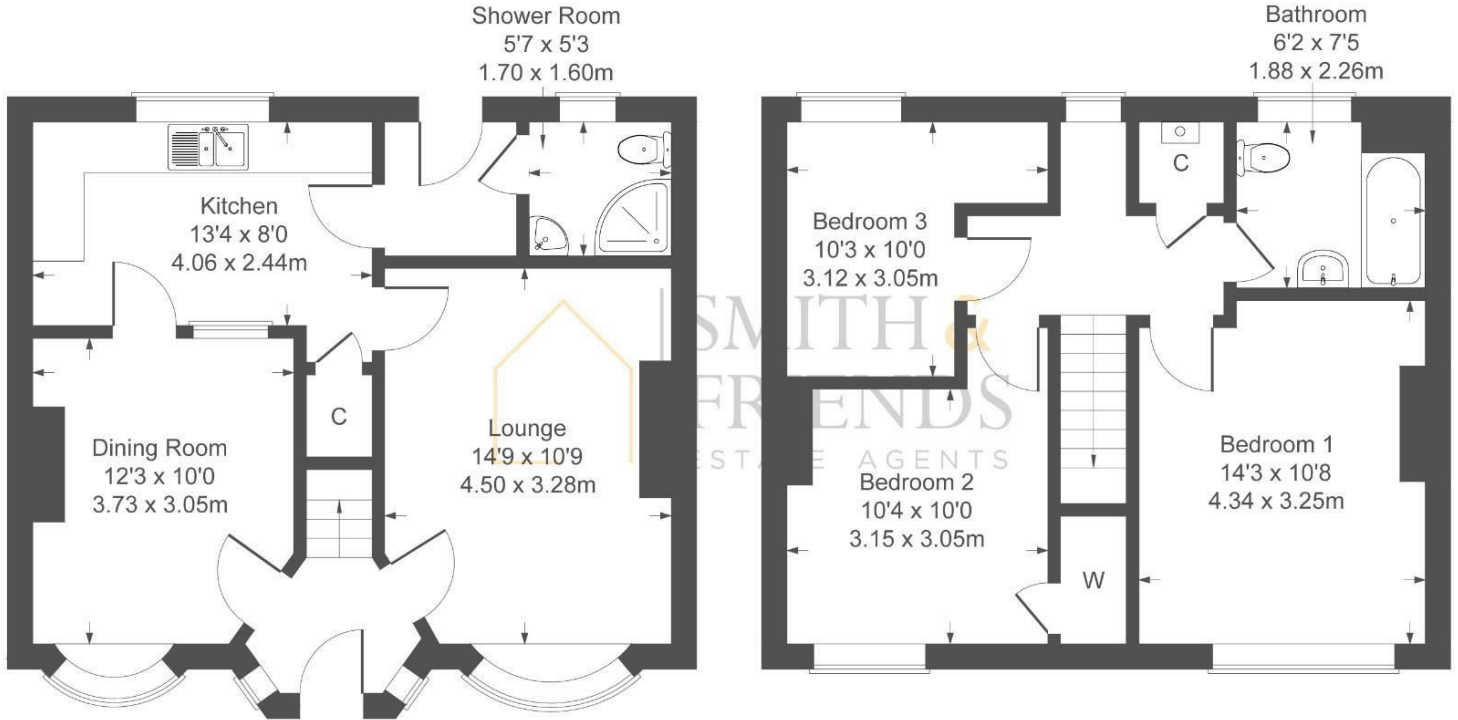
NB

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.



Tennyson Avenue

Approximate Gross Internal Area
1050 sq ft - 98 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		76	
(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	

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