



Positioned in this popular area of Hartlepool, this immaculate bay fronted semi detached house comes with viewing strongly recommended. Set on a generous plot that is close to local amenities and well regarded schools and a versatile layout comprising of: entrance hall, cloakroom/WC, two good sized reception rooms and fitted kitchen. The first floor has three bedrooms and a modern four piece family bathroom. Externally is a low maintenance front garden, with a driveway leading to the SINGLE DETACHED GARAGE. The good sized rear garden is fully enclosed and affords a good degree of privacy. The garden is mainly laid to lawn with well stocked borders and paved patio area.

Wilton Avenue, Hartlepool, TS26 9PT

3 Bed - House - Semi-Detached

£161,950

EPC Rating: C

Council Tax Band: C

Tenure: Freehold



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FRIENDS**
ESTATE AGENTS

Wilton Avenue, Hartlepool, TS26 9PT



GROUND FLOOR

ENTRANCE HALL

uPVC double glazed glass panelled door, radiator and staircase to first floor landing.

DOWNSTAIRS TOILET

Low level WC, wash hand basin and uPVC double glazed window.

DINING ROOM/SECOND RECEPTION ROOM

13'6 x 12'9 (4.11m x 3.89m)

uPVC double glazed bow window to front, marble fireplace with inset electric fire, radiator.

LOUNGE

12'11 x 12'7 (3.94m x 3.84m)

uPVC double glazed French doors opening onto the rear garden, modern fire surround, radiator.

KITCHEN

9'4 x 6'11 (2.84m x 2.11m)

Fitted with a range of wall, base and drawer units with inset sink and drainer, electric hob with illuminating extractor and fan assisted oven, plumbing for washing machine, space for fridge and freezer, uPVC double glazed window to rear, uPVC double glazed glass panelled door.

FIRST FLOOR

LANDING

uPVC double glazed window to side aspect, access to loft.

BEDROOM 1 (front)

17'8 x 12'10 into wardrobes (5.38m x 3.91m into wardrobes)

uPVC double glazed bay window to front aspect, built-in wardrobes, radiator.

BEDROOM 2 (rear)

12'7 x 12'5 (3.84m x 3.78m)

uPVC double glazed window, fitted wardrobes and drawers, radiator.

BEDROOM 3 (front)

9'5 x 7'5 max (2.87m x 2.26m max)

uPVC double glazed window, radiator.

FAMILY BATHROOM/WC

Fitted with a white and chrome suite comprising: separate shower with wall mounted thermostatic shower, panelled bath, pedestal wash hand basin and low level WC; co-ordinated tiled walls and flooring, radiator, uPVC double glazed window.



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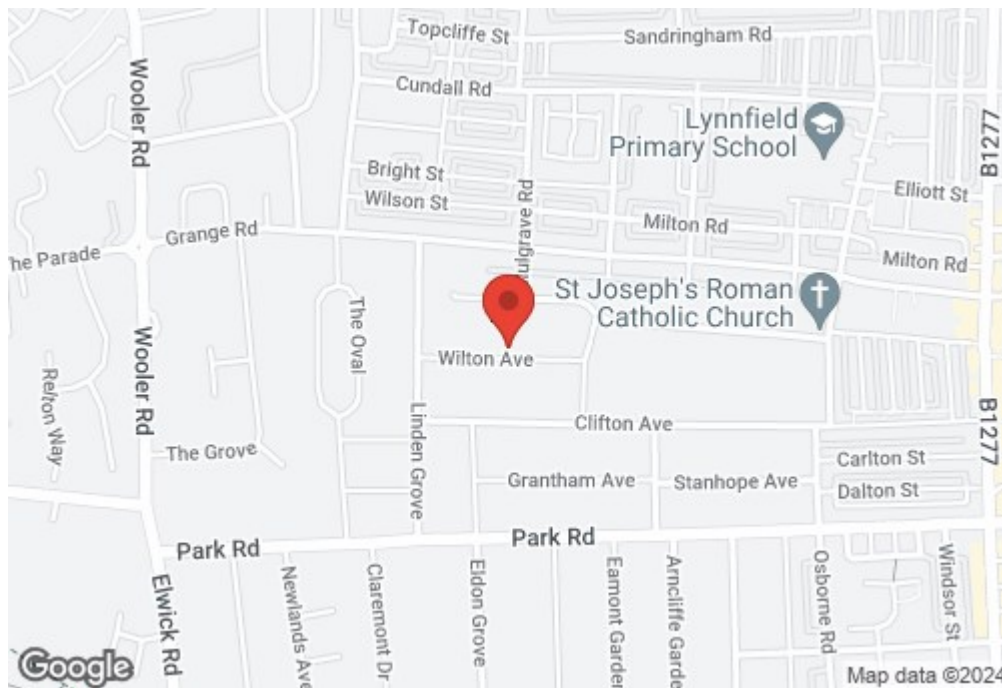


EXTERNALLY

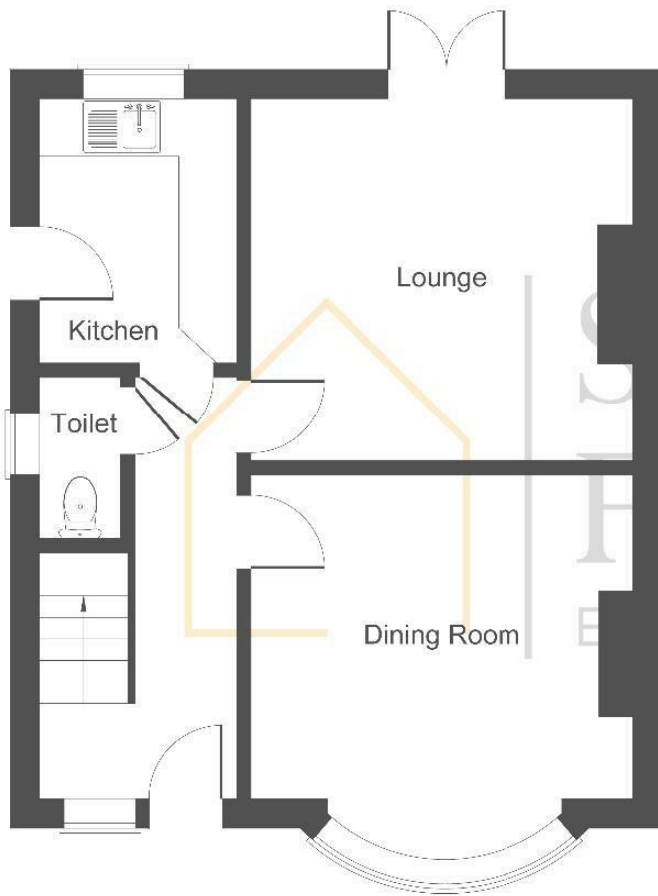
Low maintenance front garden with a driveway leading to the SINGLE DETACHED GARAGE. The good sized rear garden is fully enclosed and affords a good degree of privacy. The garden is mainly laid to lawn with well stocked borders and patio area.

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.



Wilton Ave



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. 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C		69	
(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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