



\*\*\* NO CHAIN INVOLVED \*\*\* A pleasantly positioned two bedroom semi-detached bungalow on Croxton Avenue in a popular and rarely available part of the Fens estate. The accommodation features a modern upgraded kitchen and shower room, whilst further benefitting from a conservatory extension and southerly aspect rear garden. Warmed by gas central heating and featuring uPVC double glazing, with a layout which briefly comprises: entrance hall, generous lounge with patio doors to the conservatory extension, modern kitchen/diner with a built-in oven, hob and extractor, two good size bedrooms and a modern shower room which incorporates a three piece suite and chrome fittings. Externally is a low maintenance front garden, with a block paved driveway providing useful off street parking, whilst leading to the garage. The enclosed rear garden enjoys a southerly aspect and should prove to be a suntrap in the summer months, whilst offering a good degree of privacy. Croxton Avenue is situated off Truro Drive within a short stroll of amenities and close to transport links. An internal viewing comes recommended.

**Croxton Avenue, Hartlepool, TS25 2QF**  
**2 Bedroom - Bungalow - Semi Detached**  
**£179,950**  
**EPC Rating:**  
**Tenure: Freehold**  
**Council Tax Band: B**





Croxton Avenue, Hartlepool, TS25 2QF



## GROUND FLOOR

### ENTRANCE HALL

Accessed via uPVC double glazed side entrance door, fitted carpet, coving to ceiling, single radiator.

### GENEROUS LOUNGE

**18' x 11'4 (5.49m x 3.45m)**

A generous rear lounge with attractive feature fire surround and gas fire, aluminium framed double glazed patio doors to the conservatory extension, fitted carpet, coving to ceiling, single radiator.

### CONSERVATORY EXTENSION

**12' x 8'9 (3.66m x 2.67m)**

uPVC double glazed French doors to the rear garden, modern laminate flooring, fanlight, sockets, television point.

### KITCHEN/DINER

**12' x 8'10 (3.66m x 2.69m)**

Fitted with a modern range of units to base and wall level with brushed stainless steel handles and complementing work surfaces incorporating an inset one and a half bowl single drainer stainless steel sink unit with modern chrome mixer tap, built-in electric double oven with four ring gas hob above and three speed extractor hood over, all finished in brushed stainless steel with matching splashback, additional tiling to splashback areas, recess for washing machine, space for free standing fridge/freezer, concealed Baxi Duo Tech gas central heating boiler, uPVC double glazed window looking out to the rear garden, uPVC double glazed side door, modern laminate flooring, single radiator, hatch to loft space.

### BEDROOM ONE

**12' x 11'4 (3.66m x 3.45m)**

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

### BEDROOM TWO

**9' x 8'10 (2.74m x 2.69m)**

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

### MODERN SHOWER ROOM/WC

**6' x 5'4 (1.83m x 1.63m)**

Fitted with a modern three piece suite and chrome fittings comprising: corner shower cubicle with chrome frame, glass panelled sliding doors and chrome shower, pedestal wash hand basin with chrome mixer tap, close coupled WC, PVC panelling to shower splashback, attractive panelling to walls, vinyl flooring, uPVC double glazed window to the side aspect, chrome heated towel radiator.



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### EXTERNALLY

The property features a low maintenance garden, with a block paved driveway offering useful off street parking which continues alongside the property to the garage. A gate leads through to the enclosed rear garden which enjoys a southerly aspect meaning it should prove to be a suntrap in the summer months.

### GARAGE

Accessed via an up and over door to the front, personal door to the side.

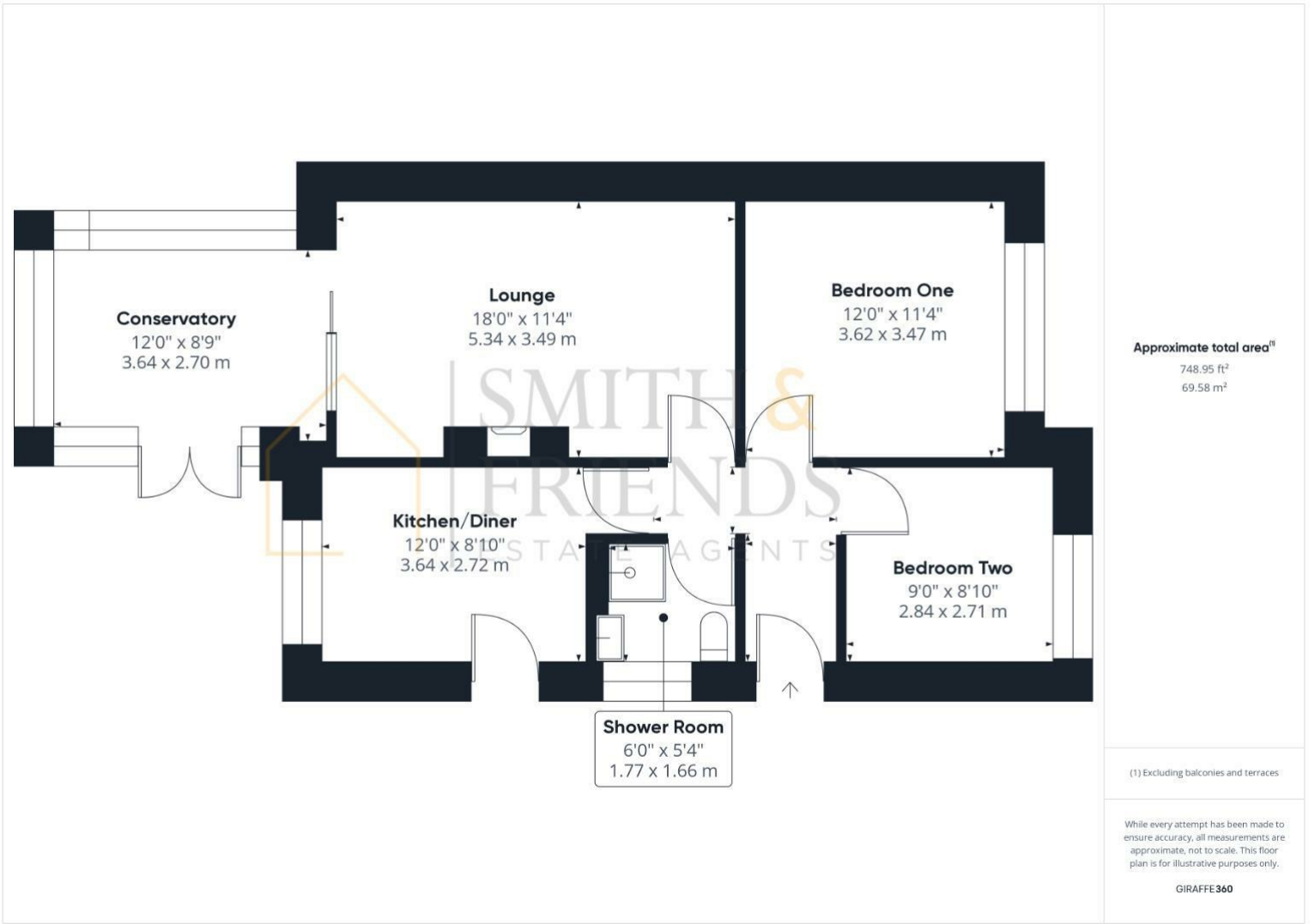
### NB

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.





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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		
(81-91) B		
(69-80) C		
(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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