



\*\*\* NO CHAIN INVOLVED \*\*\* VACANT POSSESSION ASSURED \*\*\* A spacious three bedroom semi-detached property occupying a pleasant position towards the top of Clifton Avenue with a generous SOUTH FACING REAR GARDEN. The home offers accommodation ideal for family requirements with TWO RECEPTION ROOMS, extended kitchen/diner and useful ground floor WC. An internal viewing comes recommended to appreciate the home's full potential, with a layout which briefly comprises: inviting entrance hall, bay fronted lounge, spacious rear reception room with patio doors to the garden, extended kitchen/diner, rear lobby, guest WC, three bedrooms and shower room/wet room. Externally is a low maintenance front garden, with a shared driveway running alongside the property leading to a double length garage measuring over 31ft with parking in front. The generous, established rear garden enjoys a good degree of privacy with patio, long lawn and planted borders. Eldon Grove Primary School and Hartlepool town centre are within an easy stroll of the property.

**Clifton Avenue, Hartlepool, TS26 9QW**

**3 Bedroom - House - Semi-Detached**

**£179,950**

**EPC Rating:**

**Tenure: Freehold**

**Council Tax Band: C**



**SMITH &  
FRIENDS**  
ESTATE AGENTS



**Clifton Avenue, Hartlepool, TS26 9QW**



## **GROUND FLOOR**

### **ENTRANCE HALL**

Accessed via panelled entrance door with attractive stained glass central panel and matching side screens, stairs to the first floor with two useful under stairs storage cupboards, dado rail, coving to ceiling, access to:

### **BAY FRONTED LOUNGE**

**13'10 into bay x 12'1 (4.22m into bay x 3.68m)**

Curved bay window to the front aspect, fire surround with gas fire, coving to ceiling.

### **REAR RECEPTION ROOM**

**15' x 11'1 (4.57m x 3.38m)**

uPVC double glazed patio doors to the rear garden, feature fire surround with 'marble' style back and base, inset 'coal' effect gas fire, coving to ceiling, wall mounted electric storage heater.

### **EXTENDED KITCHEN/DINER**

**19'1 x 8' narrowing to 6'11 (5.82m x 2.44m narrowing to 2.11m)**

An extended kitchen/diner which incorporates a range of units to base and wall level with 'marble' effect work surfaces, inset single drainer stainless steel sink unit with mixer tap, built-in electric oven, separate four ring hob with extractor hood over, tiling to splashback areas, recess with plumbing for washing machine, space for free standing fridge/freezer, wall mounted hot water boiler, two windows, coving to ceiling, wall mounted electric storage heater.

### **REAR LOBBY**

Double glazed composite door to the rear garden, access to:

### **GUEST WC**

**4'1 x 3'1 (1.24m x 0.94m)**

Fitted with a low level WC in white, uPVC double glazed window to the rear aspect.

## **FIRST FLOOR**

### **LANDING**

Attractive stained glass window to the side aspect, coving to ceiling, access to:

### **BEDROOM ONE**

**13'10 x 12'1 (4.22m x 3.68m)**

Curved bay window to the front aspect, coving to ceiling.

### **BEDROOM TWO**

**11'10 x 12'1 (3.61m x 3.68m)**

Window overlooking the rear garden, wall mounted electric storage heater.

### **BEDROOM THREE**

**7'1 x 6'1 (2.16m x 1.85m)**

Window to the front aspect, newly fitted carpet, coving to ceiling.

### **SHOWER ROOM / WET ROOM**

**6'5 x 6'1 (1.96m x 1.85m)**

Walk-in shower area with electric shower, pedestal wash hand basin with dual taps, low level WC, white tiling to splashback, non-slip flooring, uPVC double glazed window to the rear aspect, extractor fan.

### **EXTERNALLY**

The property features a low maintenance, predominantly paved front garden enclosed by a brick boundary wall with wrought iron gate. A shared driveway runs alongside the property to the garage, with parking in front. The generous enclosed rear garden is south facing and should prove to be a suntrap in the summer months incorporating a good size patio area, long lawn and established borders.





Clifton Avenue, Hartlepool, TS26 9QW



**DOUBLE LENGTH GARAGE**

**31'1 x 9'1 (9.47m x 2.77m)**

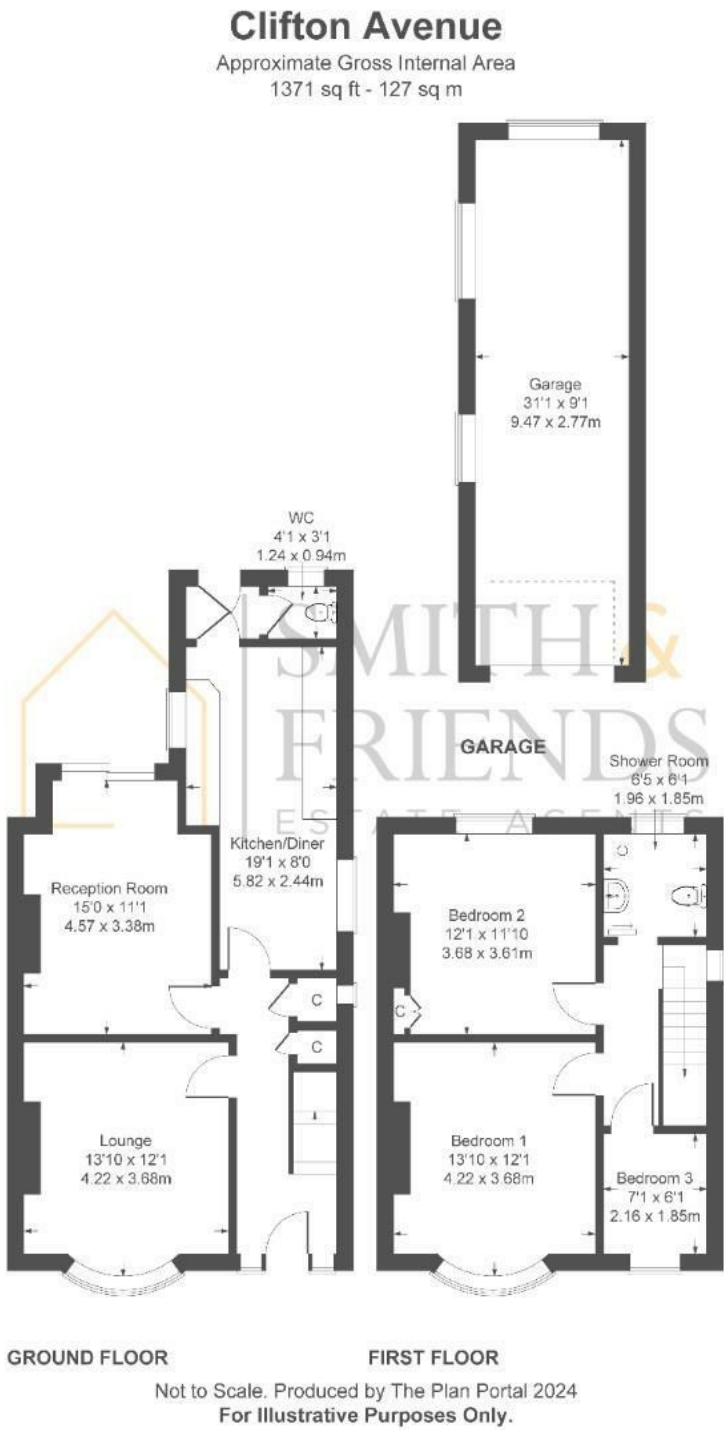
Up and over access door to the front, personal door from the rear garden, three windows, lighting and sockets.

**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.







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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

