



*** NO CHAIN INVOLVED *** AVAILABLE IMMEDIATELY *** A spacious THREE BEDROOM semi-detached property offering recently refurbished and upgraded accommodation, ideal for family requirements with a modern refitted kitchen and bathroom. Two reception rooms have been opened up alongside the kitchen to provide a contemporary living/dining space, ideal for entertaining. The home features upgrades to wiring and heating, benefits from uPVC double glazing, new flooring and upgraded internal doors. The property is to be sold as seen with some finishing works required. The full layout comprises: entrance hall with stairs to the first floor, spacious open plan lounge and dining room leading into a modern grey gloss kitchen with breakfast bar area. An outhouse at the rear offers utility space, storage and WC. To the first floor are three good size bedrooms and generous attic room, accessed via pull down ladder from bedroom two, they are served by the family bathroom which incorporates a three piece suite and modern black fittings. Externally is a low maintenance garden to the front and enclosed rear garden. Annandale is accessed via Davison Drive, close to schools and amenities. Viewing recommended to appreciate the further potential on offer.

Annandale Crescent, Hartlepool, TS24 9BS

3 Bed - House - Semi-Detached

£110,000

EPC Rating: D

Council Tax Band: A

Tenure: Freehold



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GROUND FLOOR

ENTRANCE HALL

Accessed via double glazed composite entrance door, uPVC double glazed window to the side aspect, modern laminate flooring, staircase to the first floor with newly fitted carpet and under stairs storage cupboard, convector radiator, upgraded internal door to:

OPEN PLAN LOUNGE/DINING AREA

25'7 x 12'3 (7.80m x 3.73m)

LOUNGE AREA

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

DINING AREA

uPVC double glazed patio doors to the rear garden, matching laminate flooring, convector radiator.

KITCHEN AREA

11'10 x 9' (3.61m x 2.74m)

Fitted with a modern range of grey gloss units to base and wall level with complementing work surfaces incorporating an inset single drainer sink unit with mixer tap, newly fitted electric oven with four ring hob above and extractor hood over, recess for washing machine, space for free standing fridge/freezer, three drawer base unit, matching laminate flooring, two uPVC double glazed windows to the side aspect, breakfast bar area.

FIRST FLOOR

LANDING

uPVC double glazed window to the side aspect, newly fitted carpet, access to:

BEDROOM 1

13'6 x 10'5 (4.11m x 3.18m)

A good size master bedroom with modern laminate flooring, uPVC double glazed window to the front aspect, convector radiator.

BEDROOM 2

12' x 11'5 (3.66m x 3.48m)

uPVC double glazed window to the rear aspect, modern laminate flooring, storage cupboard, additional open storage cupboard housing Baxi gas central heating boiler, convector radiator, hatch to attic room.

ATTIC ROOM

A generous room with double glazed Velux window to the rear aspect, pull down ladder, light and power points.

BEDROOM 3

8'11 x 8' (2.72m x 2.44m)

uPVC double glazed window to the side aspect, modern laminate flooring, convector radiator.



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BATHROOM/WC

7'6 x 6'6 (2.29m x 1.98m)

Refitted with a modern three piece suite and black fittings comprising: panelled bath with mixer tap and shower attachment, protective glass shower screen, inset wash hand basin with mixer tap and grey gloss vanity cabinet below, close coupled WC, attractive 'marble' style tiling to walls and flooring, heated towel radiator, uPVC double glazed window to the side aspect.

EXTERNALLY

The property features a low maintenance, part lawned front garden enclosed by a part brick/part fenced boundary, with wrought iron railings and matching gate. The enclosed rear garden features lawn and paved areas, with fenced boundaries.

OUTHOUSE

Access to UTILITY AREA (7'5 x 5'8) (2.26m x 1.73m), STORAGE & WC.

NB 1

The property is to be sold as seen. Any prospective purchaser must assume full responsibility for the condition of the property and all contents therein.

NB 2

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.



Annandale Crescent

Approximate Gross Internal Area
1081 sq ft - 100 sq m



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		
(81-91) B		
(69-80) C		
(55-68) D	59	74
(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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