



***** NO CHAIN INVOLVED *** VACANT POSSESSION ASSURED ***** An impressive **THREE BEDROOM** end terraced property occupying a favourable position on Barton Avenue with a good size rear garden and block paved driveway. The home offers well presented accommodation, with modern upgraded kitchen/diner and stunning refitted bathroom. An ideal purchase for a first time buyer, family or possible investment opportunity with three good size bedrooms, gas central heating, uPVC double glazing, alarm and CCTV included. An internal viewing comes recommended, with a layout which briefly comprises: entrance vestibule with stairs to the first floor, good size lounge, full width kitchen/diner with a range of integrated appliances included. To the first floor are three bedrooms which are served by a stunning refitted bathroom incorporating a four piece suite and chrome fittings. A generous, insulated and boarded loft space offers useful storage, with light and pull down access ladder. Externally is a block paved driveway to the side of the property, allowing useful off street parking. The enclosed rear garden offers a pleasant space for entertaining with pergola/hot tub area and includes a useful storage shed. Barton Avenue is well situated within close proximity of St Cuthbert's Primary School, amenities and transport links.

Barton Avenue, Hartlepool, TS25 5AN

3 Bedroom - House - End Terrace

£92,950

EPC Rating:

Tenure: Freehold

Council Tax Band: A



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GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via uPVC double glazed entrance door, stairs to the first floor, fitted carpet, double radiator.

FRONT LOUNGE

17'5 x 10'10 (5.31m x 3.30m)

A spacious family lounge with uPVC double glazed window to the front aspect, under stairs storage cupboard, fitted carpet, television point, single radiator.



FULL WIDTH KITCHEN/DINER

21'4 x 8' (6.50m x 2.44m)

A full width kitchen/diner which is fitted with a modern range of units to base and wall level with complementing work surfaces, incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring gas hob above and extractor over, brushed stainless steel splashback, additional tiled splashback, integrated fridge/freezer, integrated washer/dryer, Ideal Logic combi boiler, uPVC double glazed window to the rear aspect, uPVC double glazed door to the rear garden, vinyl flooring, single radiator.



FIRST FLOOR

LANDING

Accessed via turned stairs with uPVC double glazed window to the side aspect, upgraded internal doors, fitted carpet, hatch to boarded and insulated loft space, allowing ample storage with pull down access ladder and light.

BEDROOM ONE

10'6 x 10'11 (3.20m x 3.33m)

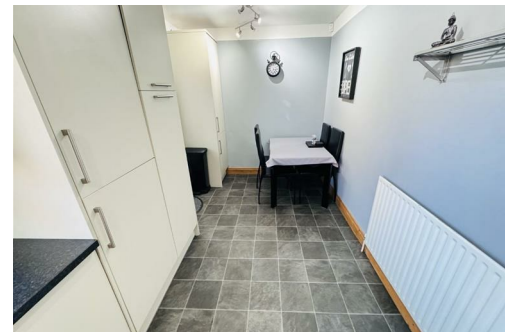
Fitted wardrobes with overhead storage, drawers and dressing area, uPVC double glazed window to the front aspect, fitted carpet, single radiator.



BEDROOM TWO

10'9 x 7'11 (3.28m x 2.41m)

Fitted wardrobes with overhead storage, uPVC double glazed window to the rear aspect, fitted carpet, single radiator.



BEDROOM THREE

6'7 x 7'6 (2.01m x 2.29m)

Currently used as a dressing room with uPVC double glazed window to the front aspect, fitted carpet, single radiator.

FAMILY BATHROOM/WC

5'8 x 8' (1.73m x 2.44m)

A beautifully upgraded family bathroom which incorporates a modern four piece suite and chrome fittings comprising: panelled bath with chrome mixer tap and vanity recess above, corner shower with twin glass panelled sliding doors and chrome overhead shower with separate attachment, inset wash hand basin with chrome mixer tap and vanity cabinet below, close coupled WC, attractive panelling to walls, panelling to ceiling with inset spotlights, uPVC double glazed window to the rear aspect, chrome heated towel radiator.



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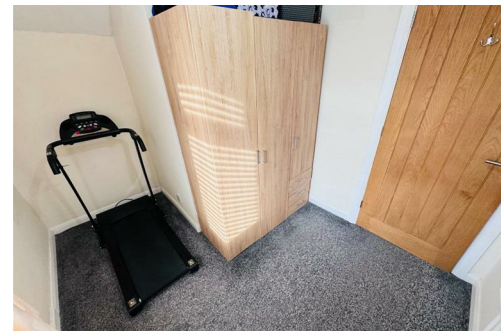


EXTERNALLY

The property benefits from a block paved driveway to the side, allowing useful off street parking. The enclosed rear garden should prove to be low maintenance with paving, external storage, pergola and 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.





Ground Floor



Floor 1

Approximate total area⁹
756.16 ft²
70.25 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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	

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.

