



****** NO CHAIN INVOLVED *** AVAILABLE IMMEDIATELY ***** A recently redecorated and upgraded **THREE BEDROOM** mid terrace property offering accommodation ideal for a variety of buyers. The home features a modern kitchen and bathroom, new flooring throughout and neutral decoration. The accommodation is warmed by gas central heating, features uPVC double glazing and briefly comprises: entrance vestibule with stairs to the first floor, lounge, good size kitchen/diner with a built-in oven and hob included, useful ground floor WC, three good size bedrooms and the family bathroom which incorporates a three piece white suite and chrome fittings. Externally are gardens to both the front and rear. Local schools and amenities are within easy reach of the property. **VIEWING RECOMMENDED.**

Winterbottom Avenue, Hartlepool, TS24 9JA

3 Bedroom - House - Mid Terrace

£84,950

EPC Rating: C

Tenure: Freehold

Council Tax Band: A



Winterbottom Avenue, Hartlepool, TS24 9JA

GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via uPVC double glazed entrance door, newly fitted carpet, stairs to the first floor, access to:

FRONT LOUNGE

13'5 x 13'1 (4.09m x 3.99m)

A good size lounge with uPVC double glazed window to the front aspect, newly fitted carpet, storage cupboard, double radiator.

KITCHEN/DINER

16'8 x 9' (5.08m x 2.74m)

Fitted with a modern range of units to base and wall level with brushed stainless steel handles and complementing work surfaces with matching splashback, incorporating an inset one and half bowl single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring gas hob above, additional worktop with space below for washing machine, wall mounted combi boiler, uPVC double glazed window to the rear aspect, uPVC double glazed door to the rear, under stairs storage cupboard, double radiator.

GROUND FLOOR WC

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

FIRST FLOOR

LANDING

Newly fitted carpet, hatch to loft space, access to bedrooms and bathroom.

BEDROOM ONE

12'4 x 9'9 (3.76m x 2.97m)

uPVC double glazed window to the rear aspect, newly fitted carpet, single radiator.

BEDROOM TWO

10'9 x 9'10 (3.28m x 3.00m)

uPVC double glazed window to the front aspect, newly fitted carpet, storage cupboard to alcove, single radiator.

BEDROOM THREE

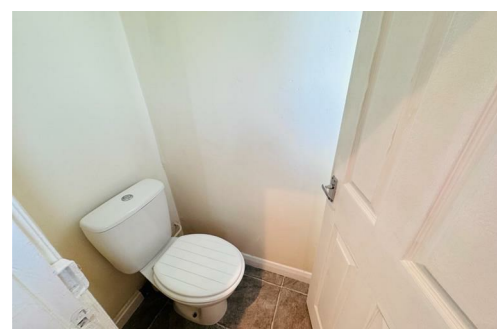
9'2 x 8'5 (2.79m x 2.57m)

uPVC double glazed window to the rear aspect, newly fitted carpet, convector radiator.

FAMILY BATHROOM

7'2 x 6'5 (2.18m x 1.96m)

Fitted with a modern three piece white suite and chrome fittings comprising: panelled bath with chrome mixer tap, pedestal wash hand basin with chrome mixer tap, low level WC, 'laminated' style vinyl flooring, uPVC double glazed window to the front aspect, convector radiator.



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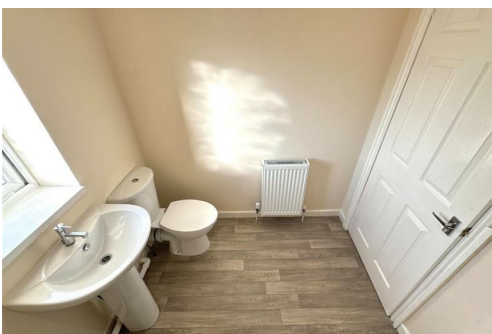
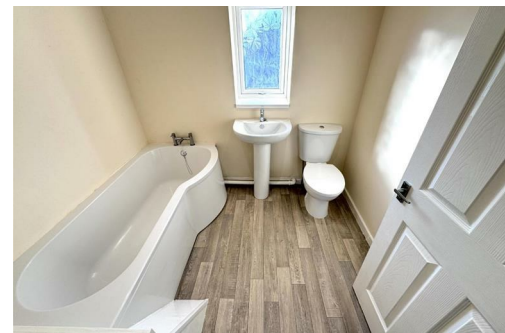


EXTERNALLY

The property features a low maintenance lawned front garden with a paved walkway and fenced boundary. A shared passage to the side leads through to the enclosed rear garden which is part paved and part lawned.

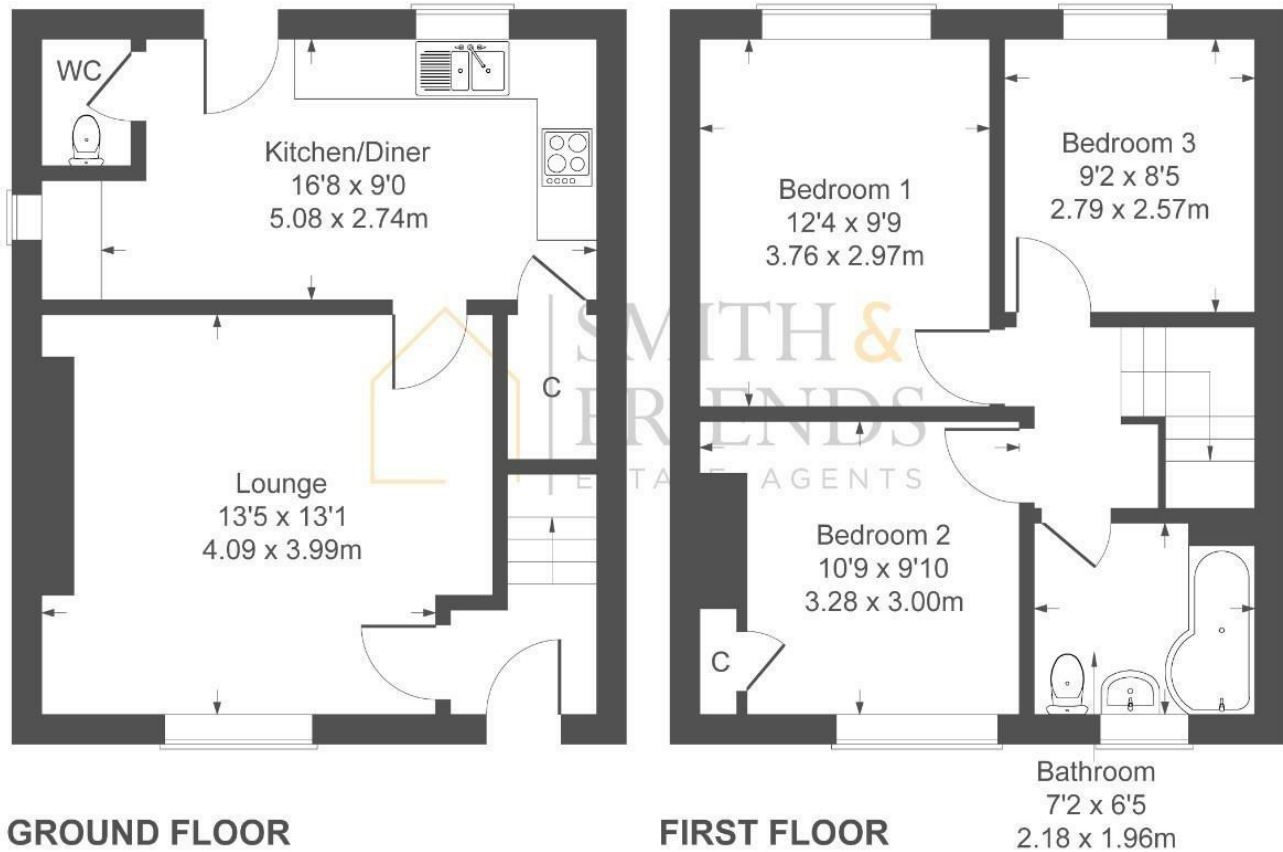
NB

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.



Winterbottom Avenue

Approximate Gross Internal Area
846 sq ft - 79 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. 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			89
(81-91) B			
(69-80) C		73	
(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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