



*** CHAIN FREE ***An impressive two bedroom semi-detached property occupying a pleasant set back position on Chaucer Avenue, with deceptively spacious accommodation that benefits from uPVC double glazing, gas central heating and security alarm. An internal viewing comes recommended, with a layout that briefly comprises: entrance hall with stairs to the first floor, spacious dual aspect lounge and dining kitchen. To the first floor are two double bedrooms which are served by the family bathroom/wet room. Externally are enclosed gardens to both the front and rear. Chaucer Avenue backs onto Browning Avenue, with access via Catcote Road and Kingsley Avenue. Schools and colleges are conveniently located within close proximity.

Chaucer Avenue, Hartlepool, TS25 5PX

2 Bed - House - Semi-Detached

Chain Free £100,000

EPC Rating:

Council Tax Band: A

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Chaucer Avenue, Hartlepool, TS25 5PX



GROUND FLOOR

ENTRANCE HALL

uPVC double glazed glass panelled door, staircase to first floor landing, radiator, under stairs storage.

LOUNGE

18'8 x 11'7 (5.69m x 3.53m)

Dual aspect with uPVC double glazed windows to front and rear, radiator, wall mounted gas fire.



DINING KITCHEN

15'7 x 8'2 (4.75m x 2.49m)

KITCHEN AREA

Fitted with a range of wall, base and drawer units with matching worktops, inset sink and drainer, cooker point, plumbing for washing machine, space for fridge and freezer, uPVC double glazed window to front.



DINING AREA

uPVC double glazed glass panelled door and windows to rear, radiator, large pantry storage.



FIRST FLOOR

LANDING

uPVC double glazed window to side aspect, access to loft.

BEDROOM 1 (front)

19'11 x 9'9 (6.07m x 2.97m)

Two uPVC double glazed windows to front, built-in wardrobes, radiator.



BEDROOM 2 (rear)

11'11 x 8'8 (3.63m x 2.64m)

uPVC double glazed window to rear, radiator.

FAMILY BATHROOM/WET ROOM

Wall mounted electric shower with glass shower screen, pedestal wash hand basin and low level WC; uPVC double glazed window to rear, radiator.



Chaucer Avenue, Hartlepool, TS25 5PX



EXTERNALLY

The enclosed rear garden has been paved for easy maintenance, whilst the enclosed front and side gardens are laid to lawn with gated access.

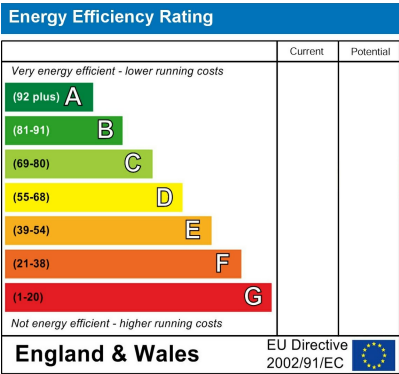
NB

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.



Chaucer Avenue, Hartlepool, TS25 5PX

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.



106 York Road, Hartlepool, TS26 9DE

01429 891100

hartlepool@smith-and-friends.co.uk

www.smith-and-friends.co.uk

