



**\*\*\* NO CHAIN INVOLVED \*\*\*** A pleasantly positioned **THREE BEDROOM** semi-detached property offering well cared for and extended accommodation, ideal for a variety of buyers. The home offers a low maintenance front garden, generous private driveway, garage and south east facing rear garden. Enhanced with a kitchen extension to the rear, allowing lounge and separate dining, whilst further benefitting from gas central heating and uPVC double glazing. An internal viewing comes recommended, with a layout which briefly comprises: entrance vestibule through to the bay fronted lounge with modern electric fire, separate dining room, linking to the kitchen extension, inner cloaks area through to the ground floor shower room which incorporates a four piece and chrome fittings. To the first floor are three bedrooms, with the spacious master bedroom benefitting from fitted wardrobes, and useful first floor wash room. Externally is a lawned front garden, with double gates opening to a paved driveway which provides ample off street parking and continues to the garage. The enclosed rear garden enjoys a good degree of privacy and includes a useful timber storage shed. Positioned looking down **Mardale Avenue**, whilst linking to both **Torquay Avenue** and **Owton Manor Lane**. **VIEWING RECOMMENDED.**

**Berkeley Avenue, Hartlepool, TS25 3DW**

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

**£135,000**

**EPC Rating:**

**Tenure: Freehold**

**Council Tax Band: B**



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## GROUND FLOOR

### ENTRANCE VESTIBULE

Accessed via uPVC double glazed entrance door, uPVC double glazed window to the side aspect, stairs to the first floor, double radiator.

### LOUNGE

**17'5 x 11' (5.31m x 3.35m)**

A generous lounge with uPVC double glazed bay window to the front aspect, modern wall mounted electric fire with feature lighting, coving to ceiling, television point, double radiator, access to:

### DINING ROOM

**7'11 x 9'11 (2.41m x 3.02m)**

Ideally situated off the kitchen, with a useful under stairs storage cupboard housing Vaillant gas central heating boiler, uPVC double glazed window to the side aspect, coving to ceiling, double radiator, sliding door through to:

### KITCHEN EXTENSION

**12'4 x 8'8 (3.76m x 2.64m)**

Fitted with range of units to base and wall level with contrasting work surfaces, double drainer stainless steel sink with dual taps, built-in electric oven with separate four ring gas hob, tiling to splashback, recess for washing, recess for free standing fridge/freezer, uPVC double glazed window looking out to the rear garden, door to the rear garden, additional uPVC double glazed window to the side aspect, 'tile' effect vinyl flooring, double radiator.

### INNER PASSAGE/CLOAKS AREA

Providing access to the ground floor shower room.

### GROUND FLOOR SHOWER ROOM/WC

**9' x 5'5 (2.74m x 1.65m)**

Fitted with a four piece suite comprising: double corner shower cubicle with chrome mains shower, pedestal wash hand basin with dual taps, low level WC, bidet, tiling to walls, uPVC double glazed window to the rear aspect, wall mounted vanity cabinet, convector radiator.

## FIRST FLOOR

### LANDING

uPVC double glazed window to the side aspect, hatch to loft space, access to three bedrooms.

### BEDROOM ONE

**11'10 x 9'11 (3.61m x 3.02m)**

A good size master bedroom which benefits from fitted wardrobes with overhead storage space, uPVC double glazed window to the front aspect, coving to ceiling, access to:

### FIRST FLOOR WASH ROOM/WC

**4'3 x 2'8 (1.30m x 0.81m)**

Fitted with a two piece white suite comprising: corner wash hand basin with chrome dual taps, low level WC, uPVC double glazed window to the front aspect, vinyl flooring.

### BEDROOM TWO

**11'3 x 8'10 (3.43m x 2.69m)**

uPVC double glazed window overlooking the rear garden, coving to ceiling.

### BEDROOM THREE

**6'10 x 6'6 (2.08m x 1.98m)**

uPVC double glazed window overlooking the rear garden, coving to ceiling.

### EXTERNALLY

The property features a low maintenance, part lawned front garden with planted border and raised hedge. Double wrought iron gates open to a paved driveway which provides useful off street parking and continues alongside the property to the garage. A gate leads through to the enclosed rear garden which enjoys a south easterly aspect, with lawn, patio area, planted border, ample privacy and useful timber storage shed.



Berkeley Avenue, Hartlepool, TS25 3DW



**GARAGE**

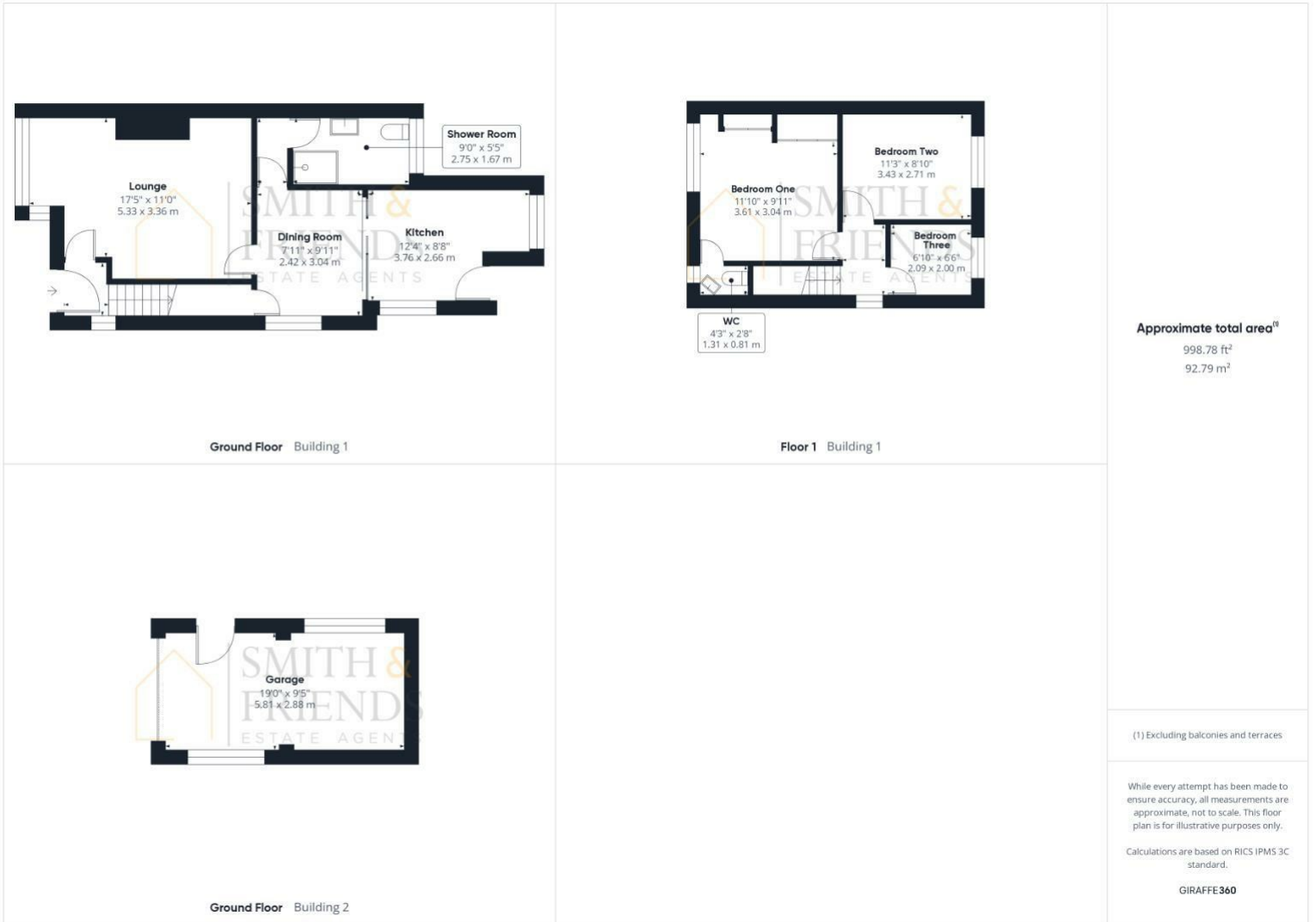
19' x 9'5 (5.79m x 2.87m)

Accessed via double timber doors to the front, uPVC personal door from the rear garden, uPVC double glazed window, inspection pit, lighting and socket.

**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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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