



A modern and upgraded three bedroom end terraced property which offers well presented accommodation, ideal for a first time buyer or young family. The home features an enlarged kitchen and modern bathroom, whilst further benefits include gas central heating and uPVC double glazing. The internal layout comprises: entrance, useful guest cloakroom/WC, modern kitchen/diner (extra space given from the original hall), generous rear lounge with media wall, inset fire and French doors to the rear garden. To the first floor are three bedrooms, bedrooms one and two benefitting from fitted wardrobes, they are served by the modern bathroom which incorporates a three piece suite and chrome fittings. Externally is a low maintenance front and enclosed rear garden with lawn and decked patio areas. A block paved area to the front provides parking. Brian Honour Avenue forms part of the modern Taylor Wimpey development between Chester Road and Chatham Road. Local schools and amenities are well positioned within close proximity. **VIEWING RECOMMENDED.**

Brian Honour Avenue, Hartlepool, TS24 8FP

3 Bedroom - House - End Terrace

£123,000

EPC Rating:

Tenure: Freehold

Council Tax Band: B



Brian Honour Avenue, Hartlepool, TS24 8FP



GROUND FLOOR

ENTRANCE

Accessed via double glazed entrance door with spyhole.

GUEST CLOAKROOM/WC

6'2 x 3'3 (1.88m x 0.99m)

Fitted with a modern two piece suite and chrome fittings comprising: pedestal wash hand basin with dual taps, low level WC, tiling to splashback, laminate flooring, uPVC double glazed window to the front aspect, extractor fan, single radiator.

KITCHEN/DINER

10'11 x 10'3 (3.33m x 3.12m)

Fitted with a modern range of units to base and wall level with contrasting work surfaces in an 'L' shaped layout incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring gas hob above and extractor hood over, tiling to splashback, recess for free standing fridge/freezer, recess for washing machine and further recess for tumble dryer, concealed gas central heating boiler, modern laminate flooring, inset spotlighting to ceiling, uPVC double glazed window to the front aspect, convector radiator.

GENEROUS REAR LOUNGE

14'5 x 14'3 (4.39m x 4.34m)

A generous rear lounge which incorporates a large media wall with Venetian plaster, inset fire, television recess and mirrored alcoves with downlighting, modern laminate flooring, useful under stairs storage cupboard, uPVC double glazed French doors to the rear garden, uPVC double glazed window to the rear aspect, double radiator.

FIRST FLOOR

LANDING

Built-in storage cupboard, glass panelled stairs, fitted carpet, inset spotlighting to ceiling, access to:

BEDROOM ONE

12' excluding wardrobes x 7'8 (3.66m excluding wardrobes x 2.34m)

Modern fitted wardrobes, uPVC double glazed window to the rear aspect, fitted carpet, wall mounted television point, single radiator.

BEDROOM TWO

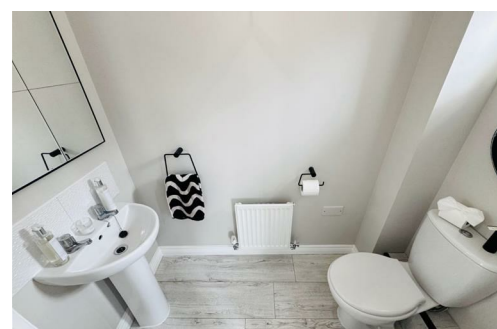
9'5 excluding wardrobes x 8' (2.87m excluding wardrobes x 2.44m)

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

BEDROOM THREE

7'4 x 6'6 (2.24m x 1.98m)

uPVC double glazed window to the rear aspect, fitted carpet, part panelled wall, single radiator.



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MODERN BATHROOM/WC

6'3 x 6'3 (1.91m x 1.91m)

Fitted with a modern three piece white suite and chrome fittings comprising: panelled bath with dual taps, pedestal wash hand basin with dual taps, low level WC, tiling to splashback, modern laminate flooring, uPVC double glazed frosted window to the front aspect, extractor fan, single radiator.

EXTERNALLY

The property features a low maintenance front, whilst the enclosed rear garden incorporates lawn, pebbled, paved and decked areas, with fenced boundaries and gated access. A block paved area to the front provides parking.

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.



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	

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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.

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