



*** NO CHAIN INVOLVED *** VACANT POSSESSION ASSURED *** A modern and well presented three bedroom semi-detached property occupying a pleasant position on Pebbles Avenue. The home offers accommodation ideal for a wide variety of buyers, with modern kitchen and bathroom, gas central heating and uPVC double glazing. An internal viewing comes recommended, with a layout which briefly comprises: entrance vestibule, bay fronted lounge, full width kitchen/diner with white gloss units and a range of appliances, rear lobby, ground floor bathroom incorporating a three piece suite and three bedrooms to the first floor. Externally is a small palisade to the front and a low maintenance rear courtyard with decking and artificial turf. Pebbles Avenue is situated between Heathfield Drive and Oxford Road, close to both schools and amenities. An ideal purchase for a first time buyer, with the owner willing to include a number of extra items. VIEWING RECOMMENDED.

Pebbles Avenue, Hartlepool, TS25 5LR

3 Bed - House - Semi-Detached

£105,000

EPC Rating:

Council Tax Band: A

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via double glazed composite entrance door with uPVC double glazed fanlight above, stairs to the first floor, radiator with cover included, glazed internal door to the lounge.

BAY FRONTED LOUNGE

14'1 into bay x 12'5 (4.29m into bay x 3.78m)

uPVC double glazed bay window to the front aspect, modern feature fire surround with inset electric fire, modern laminate flooring, lighting to both alcoves, coved ceiling, convector radiator, archway to:



FULL WIDTH KITCHEN/DINER

15'6 x 8'10 (4.72m x 2.69m)

A full width kitchen/diner which incorporates a modern range of white gloss units to base and wall level with contrasting 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 three speed extractor hood over, all finished in brushed stainless steel with matching splashback, concealed washing machine included, modern laminate flooring, useful under stairs storage cupboard, dado rail, uPVC double glazed window to the rear aspect, convector radiator, glazed door through to:



REAR LOBBY

7'5 x 2'8 (2.26m x 0.81m)

uPVC double glazed door to the rear courtyard, modern laminate flooring, space for free standing fridge/freezer, access to:



GROUND FLOOR BATHROOM/WC

7'5 x 5'4 (2.26m x 1.63m)

Fitted with a three piece white suite and chrome fittings comprising: free standing bath with mixer tap, pedestal wash hand basin with mixer tap, close coupled WC, part tiled walls, fully tiled flooring, uPVC double glazed window to the side aspect, convector radiator.



FIRST FLOOR

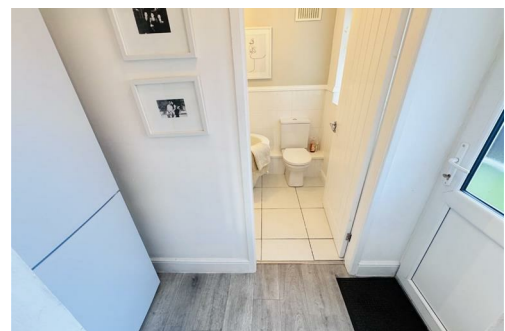
LANDING

uPVC double glazed window to the side aspect, fitted carpet, hatch to loft space.

BEDROOM ONE

13'6 into bay x 12'3 (4.11m into bay x 3.73m)

A good size master bedroom, with uPVC double glazed curved bay window to the front aspect, wardrobes included, fitted carpet, picture rail, coved ceiling, single radiator, over stairs storage cupboard/wardrobe, with additional uPVC double glazed window to the front aspect.



BEDROOM TWO

10'6 x 7'9 (3.20m x 2.36m)

uPVC double glazed window overlooking the rear courtyard, wardrobes included, fitted carpet, picture rail, double radiator.

BEDROOM THREE

7'6 x 6'11 (2.29m x 2.11m)

uPVC double glazed window to the rear aspect, double radiator.

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EXTERNALLY

The property features a low maintenance block paved front enclosed by a brick boundary wall with wrought iron gate. The rear courtyard incorporates decking, artificial turf, part pebbled border and fenced boundaries. A pleasant place for entertaining family and friends.

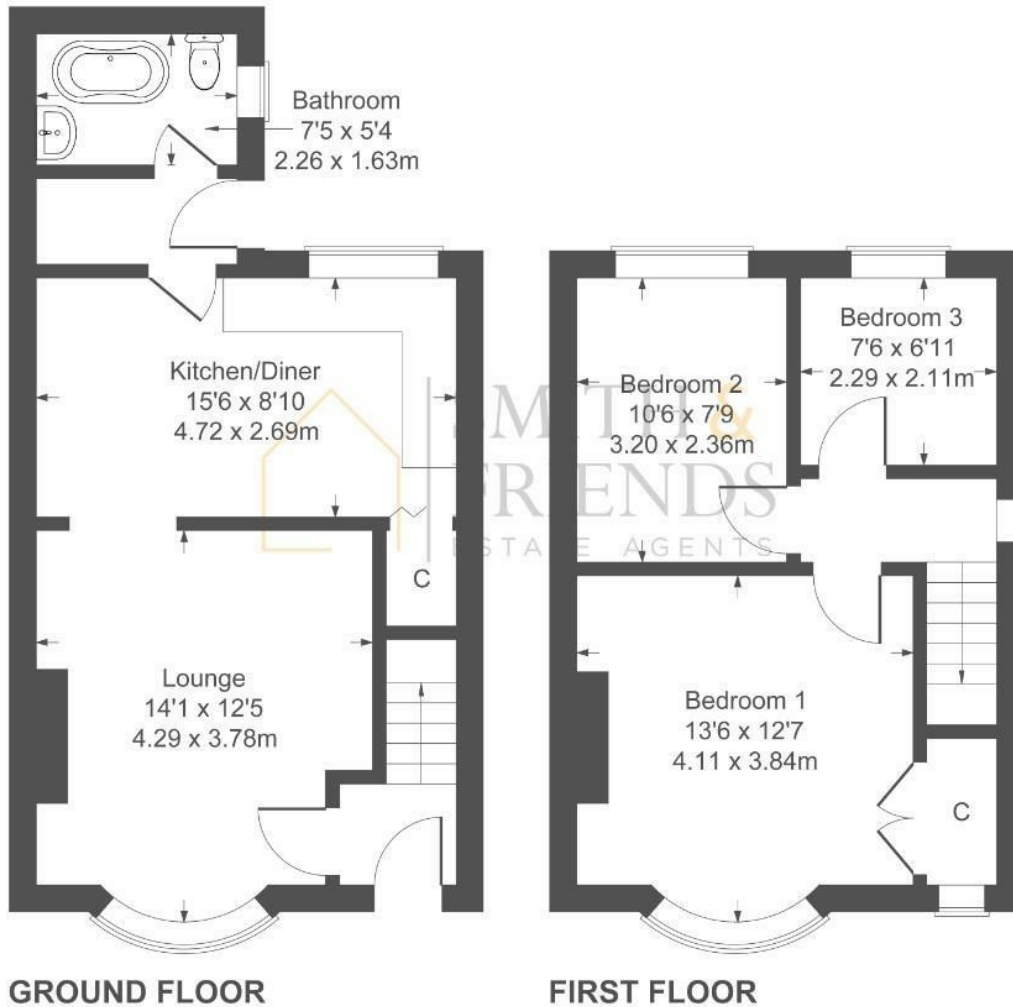
NB

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.



Peebles Avenue

Approximate Gross Internal Area
773 sq ft - 72 sq m



Not to Scale. Produced by The Plan Portal 2025
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. 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.

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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