



*** NO CHAIN INVOLVED *** AVAILABLE IMMEDIATELY *** A modern and well presented mid terraced property offering deceptively spacious accommodation with two bedrooms, two reception rooms and useful attic room. An ideal purchase for a first time buyer or young couple, with modern kitchen and shower room. The owner is willing to include the majority of furnishings making it suitable for immediate occupancy without further expenses. Other pleasing features include gas central heating, log burner, uPVC double glazing and low maintenance gardens. An internal viewing comes recommended, with a layout which briefly comprises: entrance vestibule, bay fronted lounge with double doors into the rear reception/dining room, modern grey gloss kitchen with a range of appliances included, two good size bedrooms, bedroom two with wardrobes, whilst bedroom one gives access to a good size attic room, offering a variety of uses. The shower room completes the internal accommodation and incorporates a three piece suite and chrome fittings. Externally are low maintenance gardens, with a large storage shed included. Haswell Avenue is well situated within walking distance of St Aidan's and St Cuthbert's Primary School. VIEWING RECOMMENDED.

Haswell Avenue, Hartlepool, TS25 5BP

2 Bedroom - House - Mid Terrace

£99,950

EPC Rating: D

Tenure: Freehold

Council Tax Band: A



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GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via uPVC double glazed entrance door with fanlight above, stairs to the first floor, modern radiator, access to;

BAY FRONTED LOUNGE

12'9 x 12'9 (3.89m x 3.89m)

Log burner fire with tiled base and oak mantle above, uPVC double glazed window to the front aspect, stained wood flooring, coving to ceiling, convector radiator, double doors through to;



REAR RECEPTION / DINING ROOM

8'6 x 15'8 (2.59m x 4.78m)

Ideally situated off the kitchen with matching stained wood flooring, uPVC double glazed French doors to the rear garden, under stairs storage cupboard, single radiator.



MODERN KITCHEN

14'7 x 6'5 (4.45m x 1.96m)

Fitted with a modern range of grey gloss units to base and wall level with brushed stainless steel handles and complementing work surfaces incorporating an inset single drainer sink unit with mixer tap, attractive tiling to splashback, built-in electric oven with matching microwave above, separate four ring gas hob with extractor over and glass splashback, integrated washing machine, integrated dishwasher, recess for free standing fridge/freezer, concealed gas central heating boiler, modern laminate flooring, coving to ceiling, uPVC double glazed window to the side aspect, heated towel radiator.



FIRST FLOOR

LANDING

Access to both bedrooms and shower room.

BEDROOM ONE

10'10 x 14'10 (3.30m x 4.52m)

A good size master bedroom with modern laminate flooring, uPVC double glazed window to the front aspect, picture rail, single radiator. Access to attic room.



ATTIC ROOM

13'4 x 17'9 (4.06m x 5.41m)

Offering a variety of uses with eaves storage, double glazed 'Velux' style window to the rear aspect, convector radiator.

BEDROOM TWO

10'6 x 7'5 (3.20m x 2.26m)

Fitted wardrobes, uPVC double glazed window to the rear aspect, coving to ceiling, single radiator.

SHOWER ROOM/WC

6'4 x 7'11 (1.93m x 2.41m)

Fitted with a modern three piece suite and chrome fittings comprising: shower with curved glass screen, circular wash hand basin with mixer tap and vanity mirror over, close coupled WC, tiled walls, uPVC double glazed window to the rear aspect, extractor fan, chrome heated towel radiator.



EXTERNALLY

The property features low maintenance gardens to the front and rear, the rear garden including a timber storage shed (roof in need of attention).

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NB 1

A shared passage to the side of the property leads through to the rear garden.

NB 2

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		86
(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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