



Ashgrove Avenue, Hartlepool, TS25 5BU
4 Bed - House
£167,500

Council Tax Band: B
EPC Rating:
Tenure: Freehold



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FRIENDS**
ESTATE AGENTS



Ashgrove Avenue, TS25 5BU

A rarely available FOUR BEDROOM traditional style terraced property offering spacious and well proportioned accommodation ideal for family requirements. The home benefits from THREE RECEPTION ROOMS, fitted kitchen with utility , cloakroom WC. and landscaped WEST FACING REAR GARDEN. An internal viewing comes recommended to appreciate the space and immaculate finish of this property. , with further benefits including gas central heating and uPVC double glazing thorough . The internal layout comprises: entrance vestibule through to the entrance hall with stairs to the first floor and access to both reception rooms, and separate dining room. . The dining/breakfast rooms leads to the well fitted kitchen . A useful utility room and cloakroom WC completes the ground floor. To the first floor there are four bedrooms and the family bathroom which incorporates a three piece suite and chrome fittings. Externally to the front of the property is a low maintenance palisade. The enclosed rear garden offers an enviable place to entertain family and friends with Two patio areas, and artificial turf. . The rear garden enjoys a westerly aspect and should prove to be a suntrap in the summer months.

GROUND FLOOR

ENTRANCE VESTUBILE

Glass panelled composite front door, glass panelled door into the hallway.

HALLWAY

Spindle staircase to half landing, radiator and under stairs storage cupboard.

LOUNGE

14'6 x 12'9

uPVC DG bay window to front aspect, living flame coal effect gas fire with granite upstand, hearth and oak surround, single radiator.

SECOND RECEPTION

15'11 x 10'9

uPVC DG French doors opening onto the rear garden, living flame coal effect gas fire with granite upstand, hearth and wooden surround. single radiator

DINING ROOM

11'9 x 9'9

uPVC DG window to side and radiator

KITCHEN

10'5 x 9'9

Fitted with a range of wall, base and drawer units with matching worktops, inset sink and drainer, "Range" style cooker, integrated fridge, plumbing for washing machine and Two uPVC DG windows, sliding door into the utility.

UTILITY

5'11 x 7'1

uPVC DG glass panelled door opening onto the rear garden, plumbing for washing machine and space for fridge freezer.

CLOAKROOM WC

Low level WC and wash hand basin.

EXTERNALLY

The fully enclosed rear garden has two paved patio areas, raised flower beds and artificial turf.

HALF LANDING

FAMILY BATHROOM

White and chrome suite with panelled bath, shower over and glass shower screen, low level WC. wash hand basin with vanity storage, radiator and uPVC DG window.

BEDROOM (REAR)

9'9 x 9'9

uPVC DG window to rear and radiator.

LANDING

Storage cupboard and loft access.

BEDROOM (REAR)

12'1 x 13'2

uPVC DG window to rear and radiator.

BEDROOM (FRONT)

14'8 x 11'6

uPVC DG Bay window to front, built in sliding wardrobes and three radiators.

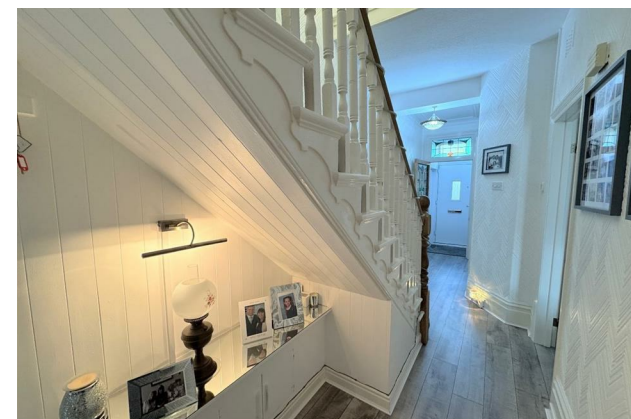
BEDROOM (FRONT)

8'11 5'9

uPVC DG window to front and radiator

EXTERNALLY

To the front of the property is a low maintenance palisade. The enclosed rear garden offers an enviable place to entertain family and friends with Two patio areas, artificial turf, gazebo, hot tub and artificial turf. . The rear garden enjoys a westerly aspect and should prove to be a suntrap in the summer months.

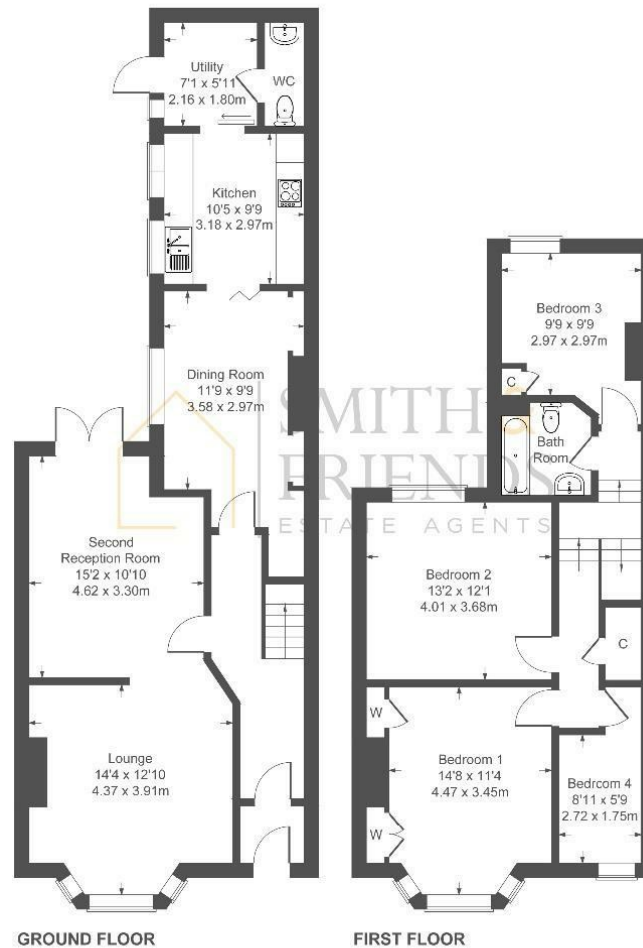




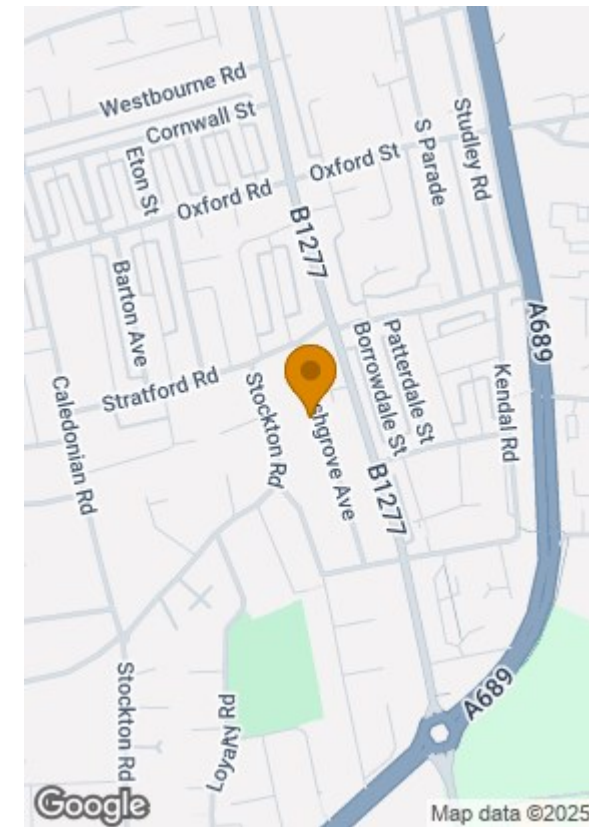


Ashgrove Ave

Approximate Gross Internal Area
1492 sq ft - 139 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



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

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.

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