



Ashgrove Avenue, Foggy Furze, TS25 5BU
3 Bed - House - Mid Terrace
£95,000

Council Tax Band: A
EPC Rating: C
Tenure: Freehold



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A spacious THREE BEDROOM mid terraced property offering accommodation that includes TWO RECEPTION ROOMS, modern kitchen and ground floor bathroom. The home is warmed by gas central heating, features uPVC double glazing and benefits from a good size rear garden. An ideal purchase for a first time buyer, young couple or possible investment opportunity, with a layout which briefly comprises: entrance vestibule through to the bay fronted lounge with feature fire surround and archway in the dining room which connects to the kitchen. The kitchen is fitted with modern units to base and wall level and includes a built-in oven, hob and extractor. The rear lobby gives access to the ground floor bathroom which is fitted with a three piece white suite. To the first floor are three bedrooms, whilst externally is a low maintenance palisade to the front and an enclosed garden to the rear. Ashgrove Avenue runs between Stockton Road and Windermere Road, with both schools and amenities in walking distance.

GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via uPVC double glazed entrance door, stairs to the first floor, fitted carpet, access to:

LOUNGE

15'06 x 12'04 (4.72m x 3.76m)
uPVC double glazed curved bay window to the front aspect, feature fire surround, laminate flooring, convector radiator, archway to:

DINING ROOM

15'08 x 8'05 (4.78m x 2.57m)
Ideally situated off the kitchen with matching laminate flooring, uPVC double glazed window to the rear aspect, under stairs storage cupboard, single radiator.

KITCHEN

10'07 x 6'02 (3.23m x 1.88m)
Fitted with modern units to base and wall level with chrome handles and complementing work surfaces, incorporating an inset single drainer stainless steel sink unit with chrome mixer tap, built-in electric oven with four ring gas hob above and extractor over, all finished in brushed stainless steel with matching splashback, additional tiled splashback, recess for washing machine, recess for fridge/freezer, uPVC double glazed window to the side, spotlighting to ceiling, 'laminate' style vinyl flooring.

REAR LOBBY

Matching flooring, uPVC double glazed door to the rear garden, part tiled walls, access to:

GROUND FLOOR BATHROOM

6'10 x 5'07 (2.08m x 1.70m)
Fitted with a three piece white suite and chrome fittings comprising: panelled bath with chrome mixer tap and shower attachment,

protective glass shower screen, pedestal wash hand basin with chrome dual taps, low level WC, tiled splashback, 'laminate' style vinyl flooring, towel radiator, uPVC double glazed window to the side aspect, extractor fan.

FIRST FLOOR

LANDING

Hatch to loft space, fitted carpet, access to:

BEDROOM ONE

14'02 x 11'01 (4.32m x 3.38m)
uPVC double glazed window to the front aspect, two built-in storage cupboards, fitted carpet, single radiator.

BEDROOM TWO

11'00 x 10'01 (3.35m x 3.07m)
uPVC double glazed window to the rear aspect, fitted carpet, single radiator.

BEDROOM THREE

7'05 x 6'02 (2.26m x 1.88m)
uPVC double glazed window to the rear aspect, fitted carpet, single radiator.

OUTSIDE

The property features a low maintenance palisade to the front, with an enclosed garden to the rear.

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		84
(69-80) C	69	
(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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