



Haswell Avenue, Foggy Furze, TS25 5BJ
2 Bed - House - Semi-Detached
£125,000

Council Tax Band: B
EPC Rating: D
Tenure: Freehold



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FRIENDS**
ESTATE AGENTS



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Tastefully remodelled and improved by the current owners this well presented two bedroom semi detached house comes with viewing recommended. An ideal first purchase, well positioned for local amenities and commuter routes. Benefitting from a recently replaced combi boiler, stunning shower room and large private rear garden. The accommodation comprises of: entrance hallway, lounge, dining room, kitchen, utility and downstairs toilet. To the first floor are two double bedrooms and a stunning shower room. Externally, the large enclosed rear garden has a southerly aspect, affords a good degree of privacy and is mainly laid to lawn with a large concrete patio area (could be used as off street parking). The front garden is laid to lawn, with a good sized driveway leading to the rear of the property.

GROUND FLOOR

ENTRANCE

Composite entrance door, radiator, staircase to first floor landing.

LOUNGE

14'1 x 13'8 (4.29m x 4.17m)

uPVC double glazed bay window to front, radiator.

DINING ROOM

16'8 x 8'7 (5.08m x 2.62m)

uPVC double glazed French doors opening onto the rear garden, radiator, large understairs storage cupboard.

KITCHEN

9'8 x 6'7 (2.95m x 2.01m)

Wall, base and drawer units with matching worktops, inset sink and drainer with mixer tap, four ring electric hob with fan assisted electric oven, plumbing for washing machine and space for fridge and freezer.

REAR LOBBY

7'5 x 6'7 (2.26m x 2.01m)

Door opening onto rear garden, down stairs toilet and utility.

DOWNSTAIRS TOLLET

White low level WC.

UTILITY

FIRST FLOOR

BEDROOM 1

12'1 x 10'11 (3.68m x 3.33m)

uPVC double glazed bay window to front aspect, radiator, walk-in wardrobe.

BEDROOM 2

10'1 x 8'10 (3.07m x 2.69m)

uPVC double glazed window to rear, radiator.

SHOWER ROOM

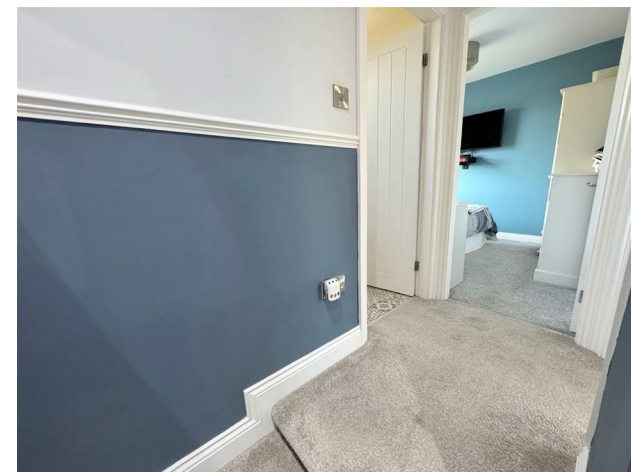
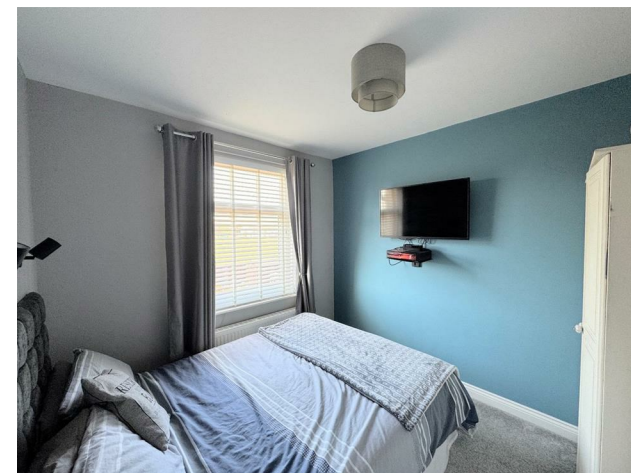
Double shower with wall mounted thermostatic shower, wash hand basin with vanity storage and low level WC; co-ordinated tiled walls and flooring, heated towel rail, uPVC double glazed window to rear.

EXTERNALLY

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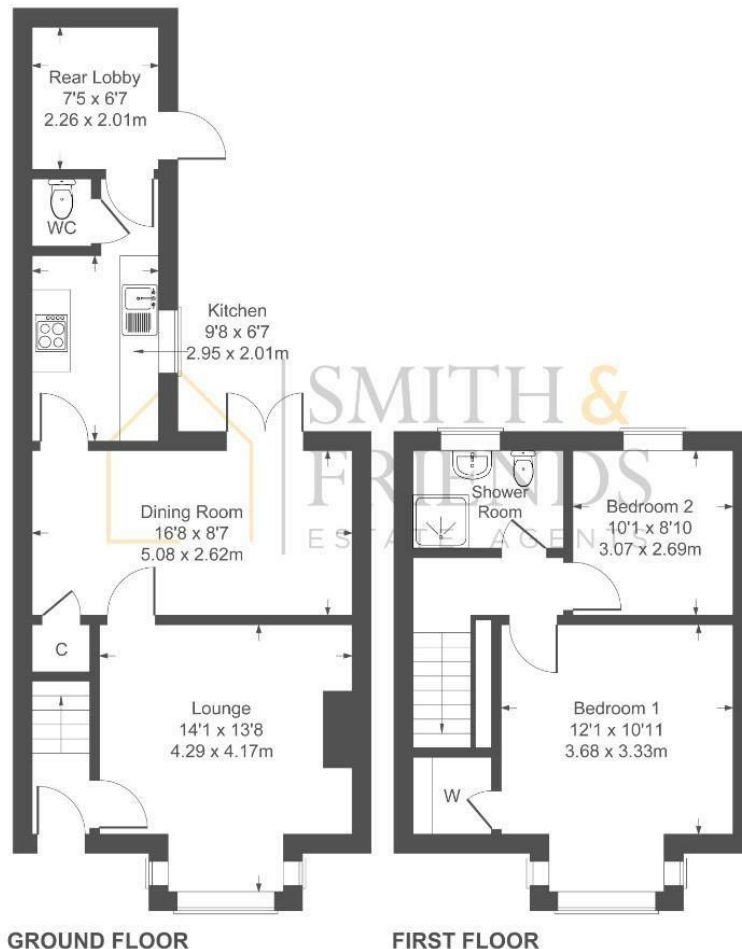
NB

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.



Haswell Ave

Approximate Gross Internal Area
848 sq ft - 79 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		84
(69-80) C		
(55-68) D	63	
(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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