



*** NO CHAIN INVOLVED *** AVAILABLE IMMEDIATELY *** A three bedroom mid terraced property which would make an ideal purchase for a first time buyer or possible investment opportunity. The accommodation features gas central heating, uPVC double glazing, neutral decoration and upgrades to flooring. An internal viewing comes recommended to appreciate the further potential on offer, with a layout which briefly comprises: entrance vestibule, spacious lounge, breakfast room, compact kitchen area, three bedrooms, bathroom and separate WC. Externally is a paved front, ideal for off street parking with double timber gates and lowered curb. The rear garden requires attention but enjoys a southerly aspect. Local schools, amenities and transport links are well situated.

Bruntoft Avenue, Hartlepool, TS24 9NE

3 Bed - House - Mid Terrace

£69,950

EPC Rating: D

Council Tax Band: A

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Bruntoft Avenue, Hartlepool, TS24 9NE

GROUND FLOOR

ENTRANCE VESTIBULE

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

LOUNGE

16'7 x 10'5 (5.05m x 3.18m)

uPVC double glazed window to the front aspect, laminate flooring, wall mounted electric fire, double radiator.

BREAKFAST ROOM

11' x 8'6 (3.35m x 2.59m)

Breakfast bar with single radiator below and eye-level units above, uPVC double glazed French doors to the rear garden, wall mounted gas central heating boiler, vinyl flooring, two storage cupboards, access to the kitchen area.

KITCHEN AREA

8'5 x 5'4 (2.57m x 1.63m)

Fitted with a range of units to base and wall level with contrasting work surfaces and splashback incorporating an inset single drainer stainless steel sink unit with dual taps, recess for washing machine, gas cooker point, four drawer base unit, matching vinyl flooring, uPVC double glazed window to the rear aspect.

FIRST FLOOR

LANDING

Fitted carpet, access to bedrooms, bathroom and separate WC.

BEDROOM ONE

13'8 x 10'4 (4.17m x 3.15m)

A good size master bedroom with uPVC double glazed window to the front aspect, fitted carpet, convactor radiator.

BEDROOM TWO

8'7 x 8'5 (2.62m x 2.57m)

uPVC double glazed window to the rear aspect, fitted carpet, single radiator.

BEDROOM THREE

10'5 x 8'2 (3.18m x 2.49m)

uPVC double glazed window to the front aspect, fitted carpet, single radiator, storage cupboard with access to the attic.

BATHROOM

5'6 x 5'5 (1.68m x 1.65m)

Fitted with a two piece white suite and chrome fittings comprising: panelled bath with dual taps, pedestal wash hand basin with dual taps, panelling to splashback and ceiling, uPVC double glazed window to the rear aspect, vinyl flooring, single radiator.

SEPARATE WC

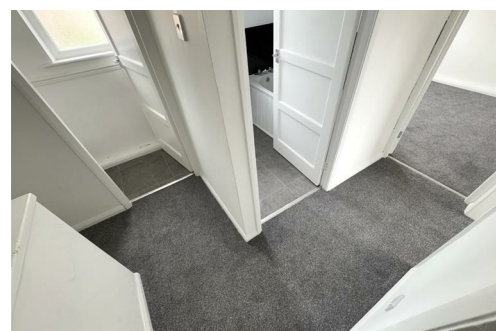
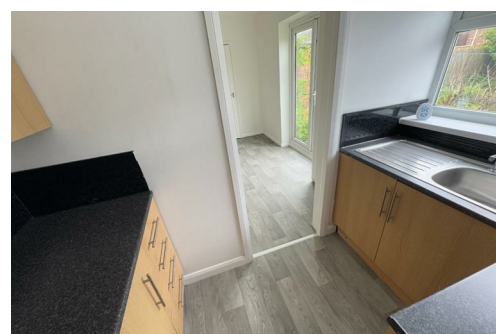
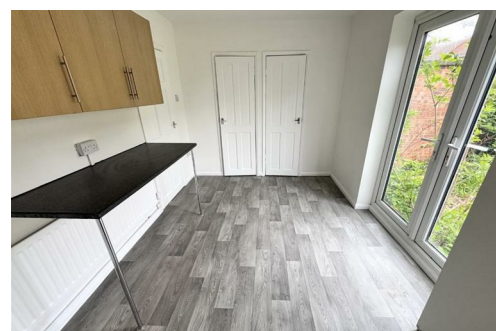
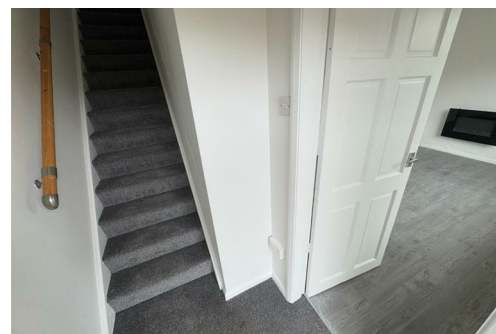
Fitted with a low level WC in white, uPVC double glazed window to the rear aspect, matching vinyl flooring.

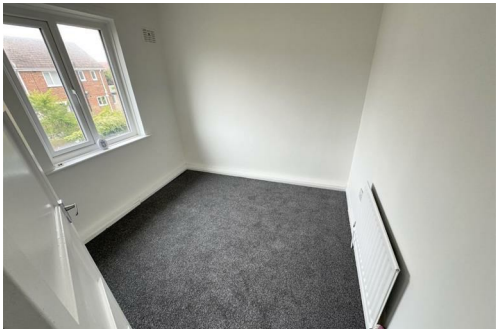
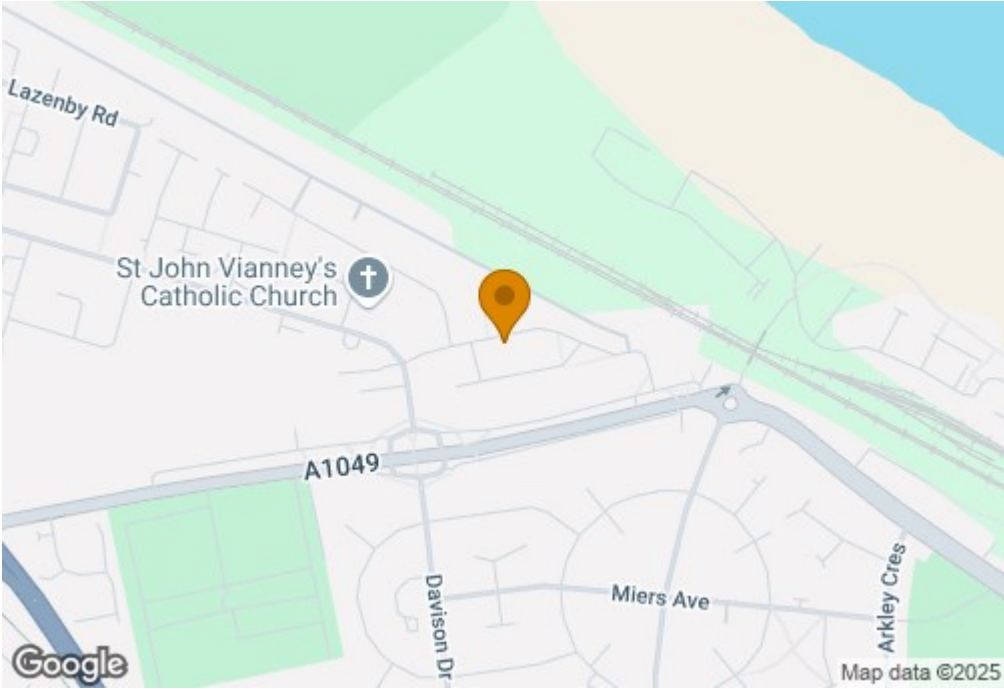
EXTERNALLY

The property features a paved front with twin sets of double timber gates opening to allow off street parking. The enclosed rear garden requires attention, whilst enjoying a southerly aspect.

NB

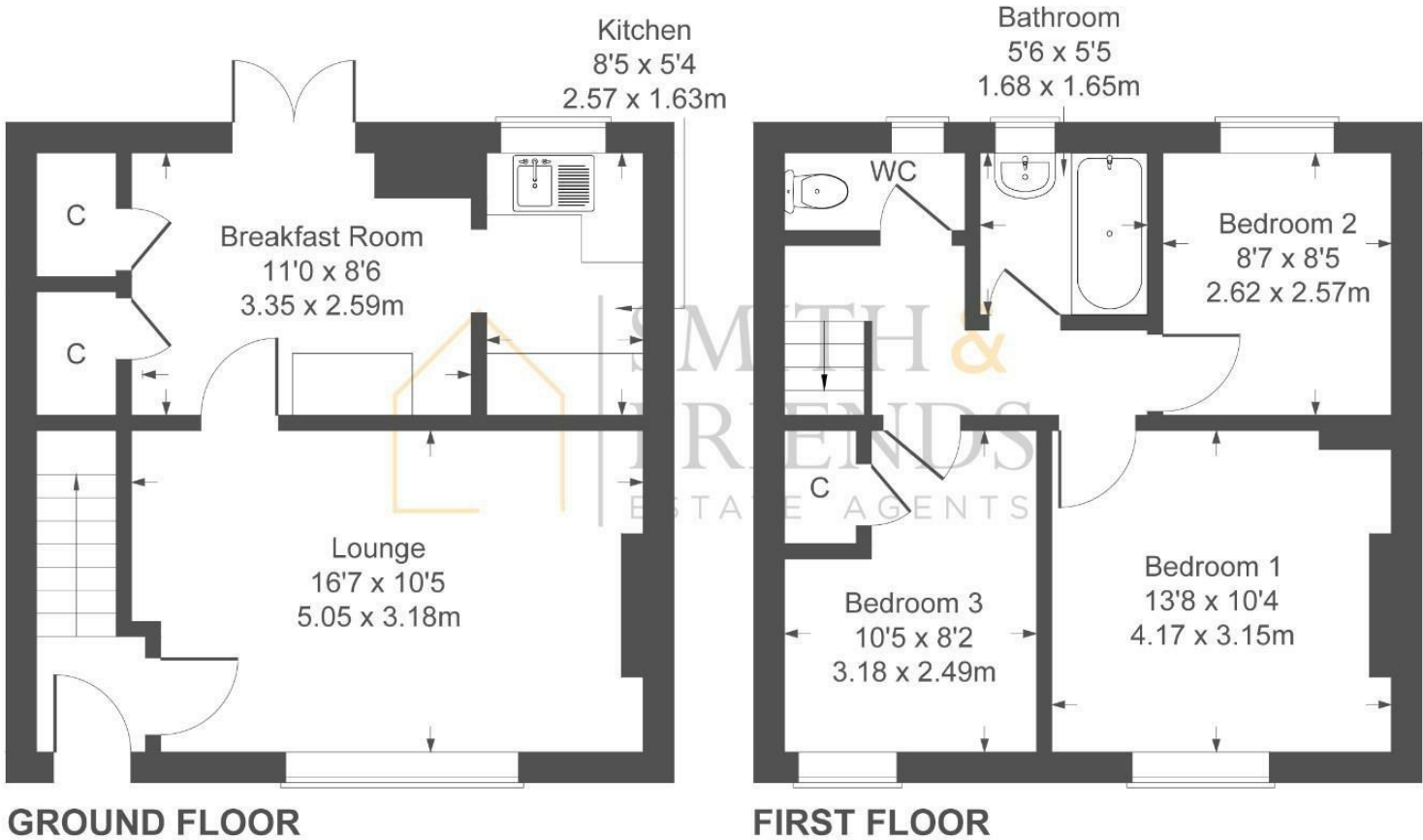
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.





Bruntoft Avenue

Approximate Gross Internal Area
764 sq ft - 71 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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