



Avro Gardens, Hartlepool TS25 2FA

welcome to

Avro Gardens, Hartlepool

Tucked away in a quiet cul-de-sac, this modern four-bedroom detached family home is offered for sale with no onward chain.

Entrance Hallway

Radiator, staircase to First Floor.

Guest Wc

Window to rear aspect, wall mounted wash hand basin, low level low flush wc, radiator.

Lounge

15' 7" x 11' 1" (4.75m x 3.38m)

Window to front aspect, radiator, double doors leading to:

Open Plan Kitchen/ Diner

18' 5" x 9' 6" (5.61m x 2.90m)

Fitted with a modern range of wall and base units in white hi-gloss complementing working surfaces, inset stainless steel 1 1/2 sink/drain unit with mixer tap, built in electric oven with 4-ring gas hob and extractor hood over, integrated dishwasher and fridge freezer, understairs storage cupboard, radiator, window to rear aspect, french doors leading to rear garden.

Utility

5' 2" x 7' 1" (1.57m x 2.16m)

Door to side aspect, wall mounted gas central heating boiler, working surfaces with recess and plumbing for washing machine, door leading to Garage, radiator.

First Floor Landing

Storage cupboard, loft void access.

Bedroom 1

13' 4" x 14' 5" (4.06m x 4.39m)

Window to front aspect, radiator, overstairs storage cupboard.

En Suite

Window to side, shower cubicle with mains supply shower, pedestal wash hand basin, low level low flush wc, radiator.

Bedroom 2

12' 3" x 9' 4" (3.73m x 2.84m)

Window to front aspect, radiator.

Bedroom 3

9' 4" x 9' 6" (2.84m x 2.90m)

Window to rear aspect, radiator.

Bedroom 4

9' 6" x 7' 2" (2.90m x 2.18m)

Window to rear aspect, radiator.

Family Bathroom

Window to rear aspect, panelled bath, pedestal wash hand basin, low level low flush wc, extractor, radiator.

Externally Front Of Property

Lawned area with a nice outlook over greenery, driveway leading to Garage offering off street parking.

Rear Of Property

Enclosed garden, predominantly laid to lawn with decked area.

Agents Notes

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been



completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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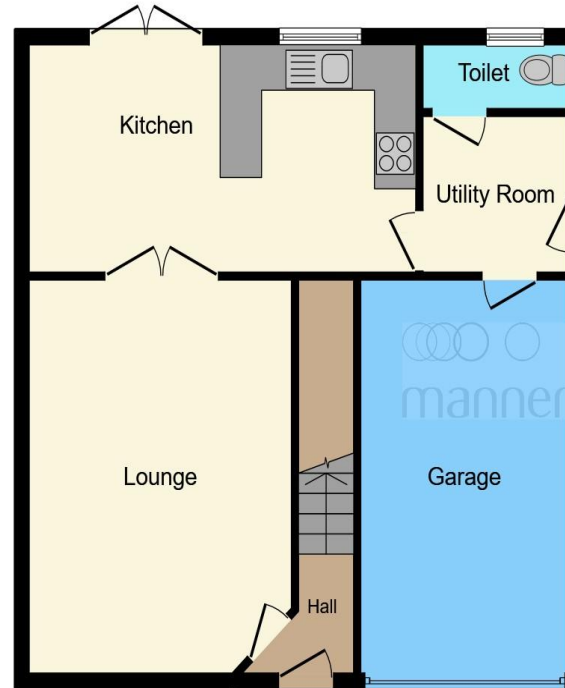
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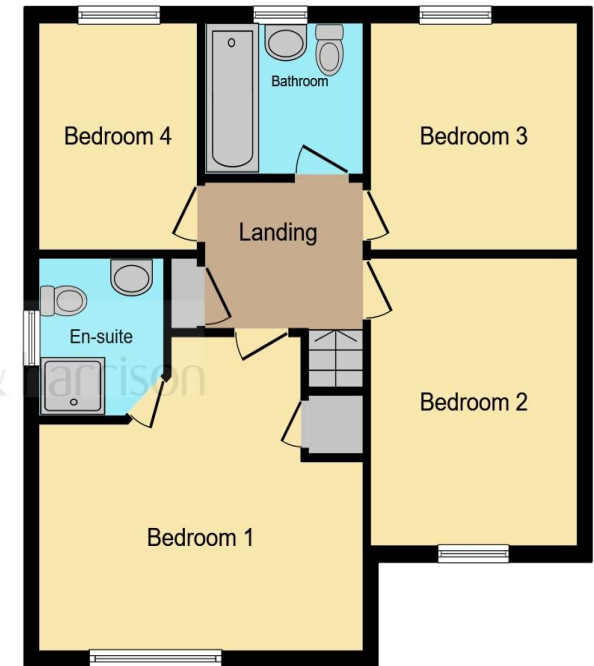
- NO ONWARD CHAIN.
- UPVC DOUBLE GLAZED AND GAS CENTRAL HEATED.
- KITCHEN/ DINER.
- MASTER BEDROOM WITH EN SUITE.
- FRONT AND REAR GARDENS.

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

£230,000



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
HAR119919 - 0005

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