



**Forest Avenue, HARTLEPOOL TS24 0AH**

**welcome to**

## **Forest Avenue, HARTLEPOOL**

This stunning, four bedroom, detached home has been wonderfully upgraded by the current owners and is ideally situated within the sought after Northsands development. The property offers beautifully presented and spacious family accommodation.

### **Entrance Hallway**

Entered via composite double glazed door, stairs to first floor, radiator, doors leading to all principle rooms.

### **Lounge**

Large feature UPVC double glazed window to front, radiator.

### **Cloakroom**

Low level low flush WC, radiator, wash hand basin on a vanity unit, porcelain tiled walls.

### **Kitchen / Diner**

Bright and airy.

Kitchen area - beautiful range of midnight blue base units with complementing marble effect working surfaces, peninsular island, feature white subway brick tiled splashback, inset electric oven, 4 ring gas hob with a stainless steel and glass extractor over, 1. 1/2 stainless steel sink/drainers with mixer tap, integrated dishwasher, UPVC double glazed window to the rear.

Dining Area - space for dining table, radiator, UPVC double glazed french doors leading into rear garden, open into utility section.

### **Utility Section**

Matching wall and base units with marble effect working surfaces and white subway brick splashback, plumbing and recess for washing machine, composite double glazed door that leads to rear garden.

### **First Floor Landing**

Doors leading to all principle rooms.

### **Bedroom 1**

UPVC double glazed window to front, radiator, built in wardrobes, door leading to en suite shower room.

### **En Suite Shower Room**

UPVC double glazed window to front, wash hand basin with mixer tap on a vanity unit, low level low flush WC, towel heated radiator, porcelain tiled walls.

### **Bedroom 2**

UPVC double glazed window to front, built in storage cupboard, radiator.

### **Bedroom 3**

UPVC double glazed window to rear, radiator.

### **Bedroom 4**

UPVC double glazed window to rear, radiator.

### **Family Bathroom**

UPVC double glazed window to rear, low level low flush WC, wash hand basin on a vanity unit, bath, towel rail.

### **Externally**

#### **Front**

Landscaped for ease of maintenance, double width driveway that leads to the garage, attractive stonebed section with feature tree.

#### **Rear Garden**

Attractively landscaped, patio area, shaped lawn, railway sleepers with raised mature planted border, wall and fence enclosed, outdoor tap, outdoor sockets, access to front of the property via a side gate, sunny south-west facing garden.



### **Garage**

Roller shutter door, power, lighting, plumbing and recess for washing machine.

### **Agents Note**

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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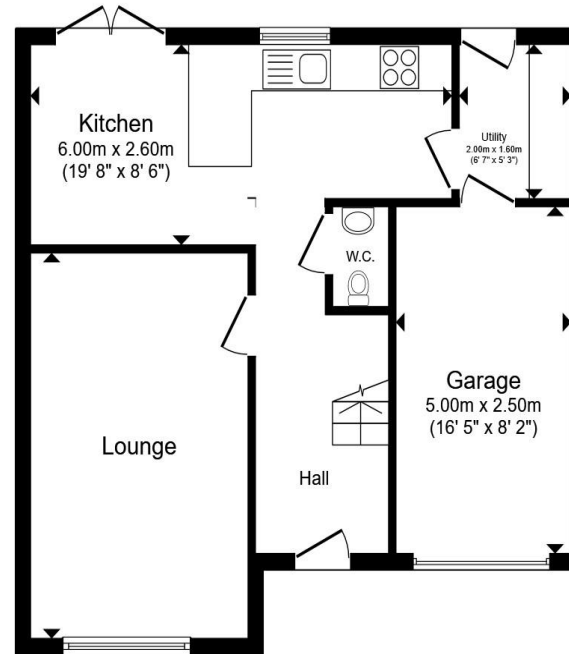
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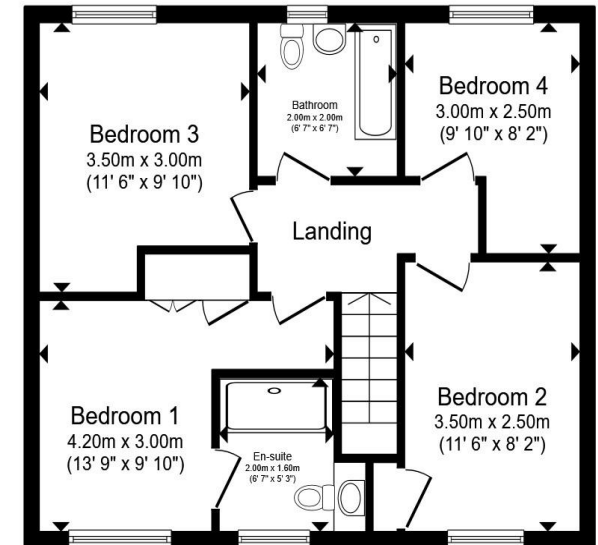
- GARAGE
- DRIVEWAY
- UTILITY AREA
- CLOAKROOM
- LANDSCAPED GARDENS

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

**£300,000**



**Ground Floor**



**First Floor**

Total floor area 105.0 m<sup>2</sup> (1,131 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

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Property Ref:  
HAR121094 - 0007

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