



**Oakland Avenue, Hartlepool TS25 5LD**

**welcome to**

## **Oakland Avenue, Hartlepool**

This beautifully presented three bedroom double fronted semi detached home sits in one of the area's most desirable locations and has been thoughtfully enhanced to create a warm, stylish and highly functional living space.

### **Entrance Hall**

Entered via UPVC double glazed door to side, stairs to first floor, under stairs storage cupboard, radiator, doors leading to all principle rooms, UPVC double glazed window to side, door leading to downstairs shower room.

### **Hallway**

LVT flooring in "herringbone" style.

### **Reception Room 1**

11' 4" x 11' (exc bay window) ( 3.45m x 3.35m (exc bay window) )

UPVC double glazed bay window to front, UPVC double glazed window to side, radiator, inset log effect electric fire.

### **Reception Room 2**

11' 7" (max) x 13' 6" (max) ( 3.53m (max) x 4.11m (max) )

UPVC double glazed window to front, radiator, feature electric fire with marble surround and hearth, TV point.

### **Kitchen/Dining/Living Area**

L shaped room - 18" 12" max by 22" 14" max

Open Plan Kitchen/Dining/Living Area, UPVC double glazed window to side, UPVC double glazed window to rear, UPVC double glazed french doors to rear with window panels on both sides, tiled flooring, space for dining table, space for sofa, spotlights, skylight windows to side.

Kitchen- Beautiful range of wall and base units with complimenting wood chopped effect working surfaces and upstands, inset electric oven and grill, inset gas hob with extractor fan over and splashback, inset fridge, inset freezer, breakfasting island with stainless steel 1 1/2 bowl sink/drainer

with swan neck mixer tap, plumbing and recess for washing machine, plumbing and recess for integrated dishwasher, chrome heated towel rail, built in storage cupboard housed behind bookshelves housing CCTV system and power for freezer.

### **Home Office**

UPVC double glazed french doors to side, laminate flooring, power and lighting, cladded walls, cladded ceilings, spotlights to ceiling.

### **Garden Room**

Hidden door into the home office, UPVC double glazed french doors to side, laminate flooring, skylight widow, spotlights to ceiling, power and lighting.

### **Downstairs Shower Room**

UPVC double glazed window to side, tiled flooring, chrome heated towel rail, wall mounted wash hand basin, low level low flush WC, double shower cubicle with rainfall showerhead and hand held attachment, extractor fan, spotlights, tiled walls, tiled flooring.

### **Landing**

UPVC double glazed window to rear, loft hatch access, doors leading to all principle rooms.

### **Bedroom 1**

11' 8" x 11' 6" ( 3.56m x 3.51m )

UPVC double glazed window to front, radiator.

### **Bedroom 2**

11' 5" (exc window) x 10' 2" ( 3.48m (exc window) x 3.10m )

UPVC double glazed bay window to front, UPVC window to side, radiator, seven door built in wardrobes, radiator.





### **Bedroom 3**

8' 5" x 6' 6" ( 2.57m x 1.98m )

UPVC double glazed window to rear, radiator.

### **Family Bathroom**

P shaped bath with rainfall shower head and handheld attachment and corner tap, UPVC double glazed window to side, vinyl flooring, low level low flush WC, wall mounted wash hand basin with mixer tap, part quartz splashback, extractor fan, chrome heated towel rail.

### **Rear Garden**

Wall and fence enclosed, lawned area, patio area, wooden side gate leading to driveway, personnel door giving access to garage.

### **Part Garage**

Up and over door.

### **Front Garden**

Block paved driveway for off-street parking, small planted area.

### **Loft**

Boarded.



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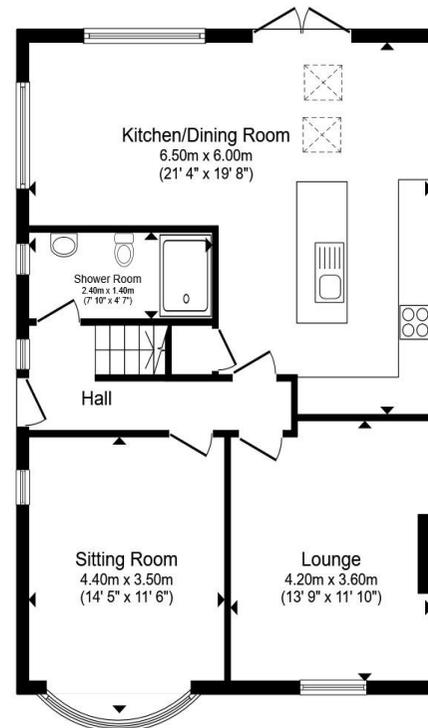
welcome to

## Oakland Avenue, Hartlepool

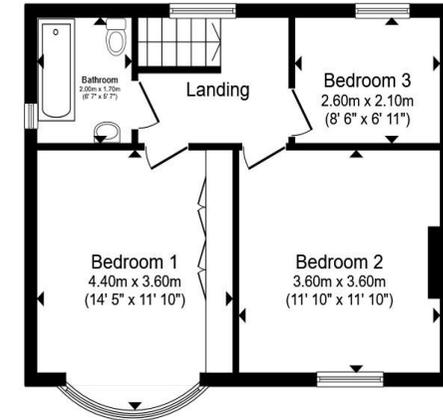
- EXTENDED
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- FRONT&REAR GARDENS
- DRIVEWAY

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

**£230,000**



**Ground Floor**



**First Floor**

Total floor area 117.8 m<sup>2</sup> (1,268 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:  
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