



Berkeley Avenue, Fens, TS25 3DW
3 Bed - House - Semi-Detached
£145,000 Or Nearest Offer

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**** NO CHAIN INVOLVED ** TWO CONSERVATORIES AND A SINGLE GARAGE **** A deceptively spacious three bedroom semi detached house which occupies a pleasant corner plot. This home offers good sized living accommodation and has the added bonus of gardens to three sides which makes this an ideal family home. Features include gas central heating and has uPVC double glazing. The floor plan briefly comprises: entrance porch, entrance hall, cloakroom/WC in white, two good sized reception rooms, fitted kitchen/breakfast room which leads to a full width 'lean-to' style uPVC double glazed conservatory which incorporates a utility area. To the first floor are three bedrooms, with the two larger rooms having fitted wardrobes and the third room having a fitted single bed base, to complete the accommodation is a family bathroom/WC which has a white suite. Another pleasing feature of this home is its well cared for gardens to three sides, they are mainly laid to lawn with flower borders and beds which contain a wide variety of well established shrubs and flora. The side and rear gardens both have a sunny aspect, with the rear garden providing a high degree of privacy. A large driveway which is accessed via Torquay Avenue leads to the single garage which has an attached external uPVC double glazed conservatory. Fitted carpets are included in the asking price. Internal viewing comes strongly recommended to fully appreciate this delightful home.



ENTRANCE PORCH

uPVC double glazed French doors with matching side screens, uPVC double glazed door to:

ENTRANCE HALL

Built-in cloaks cupboard, staircase to first floor.

CLOAKROOM/WC

Fitted with a two piece white suite comprising: wall mounted wash hand basin, close coupled WC, tiling to walls.

LOUNGE (front)

14'11 into bay x 12'9 into alcove, overall (4.55m into bay x 3.89m into alcove, overall)

Flicker flame electric fire set on a marble hearth, glazed sliding doors to:

SEPARATE DINING ROOM (rear)

12'1 x 12'9 into alcove, overall (3.68m x 3.89m into alcove, overall)

'Traditional' style fire surround with marble hearth and upstand area, inset living flame gas fire, uPVC double glazed French door to conservatory.

FITTED KITCHEN

8'6 x 7'7 overall (2.59m x 2.31m overall)

Fitted with a range of base, wall and drawer units having 'oak' style trim with matching working surfaces, inset one and a half single drainer stainless steel sink unit with mixer tap, built-in four ring electric hob with drawer unit below, fitted breakfast bar, complementary tiling to part wall, uPVC double glazed door to:

uPVC DOUBLE GLAZED CONSERVATORY

5'3 x 18'7 overall (1.60m x 5.66m overall)

Incorporates a utility area with working surface and space for appliances below, uPVC double glazed door to rear garden.

FIRST FLOOR

LANDING

Hatch to loft space.

BEDROOM 1 (front)

14'11 into bay x 11'7 incl robe depth, overall (4.55m into bay x 3.53m incl robe depth, overall)

Built-in white wardrobes to one wall with centre vanity area, matching storage cupboards over.

BEDROOM 2 (rear)

12'1 x 11'7 incl robe depth, overall (3.68m x 3.53m incl robe depth, overall)

Built-in white wardrobes to one wall.

BEDROOM 3 (front)

8'4 x 7'6 overall (2.54m x 2.29m overall)

Built-in single bed base.

BATHROOM/WC

6'8 x 7'7 overall (2.03m x 2.31m overall)

Fitted with a three piece white suite comprising: panelled bath with electric shower fitting over, pedestal wash hand basin, close coupled WC, tiling to splashback, built-in airing cupboard housing hot water cylinder.

EXTERNAL CONSERVATORY

8'9 x 9'11 overall (2.67m x 3.02m overall)

uPVC double glazed windows and matching French doors to side garden.

OUTSIDE

The property has the advantage of well cared for gardens to three sides. The front garden is set to a flower bed with stone paving. The enclosed rear garden enjoys a high degree of privacy as it is not directly overlooked and enjoys a westerly aspect which should be a suntrap in the summer months. It has a lawned area with well established flower borders containing a wide variety of shrubs and flora and specimen trees, it has a stone patio with matching walkway leading to the front garden. The side garden also enjoys a sunny aspect as it has a south aspect and, again, is laid mainly to lawn with well established flower borders and specimen trees. A good sized driveway which is accessed via Torquay Avenue leads to the good sized single garage.

SINGLE GARAGE

20' x 9' overall (6.10m x 2.74m overall)

Concrete sectional construction, roller shutter door, personal door to rear garden.

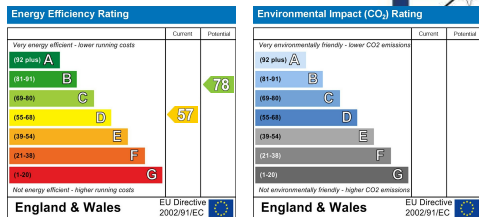
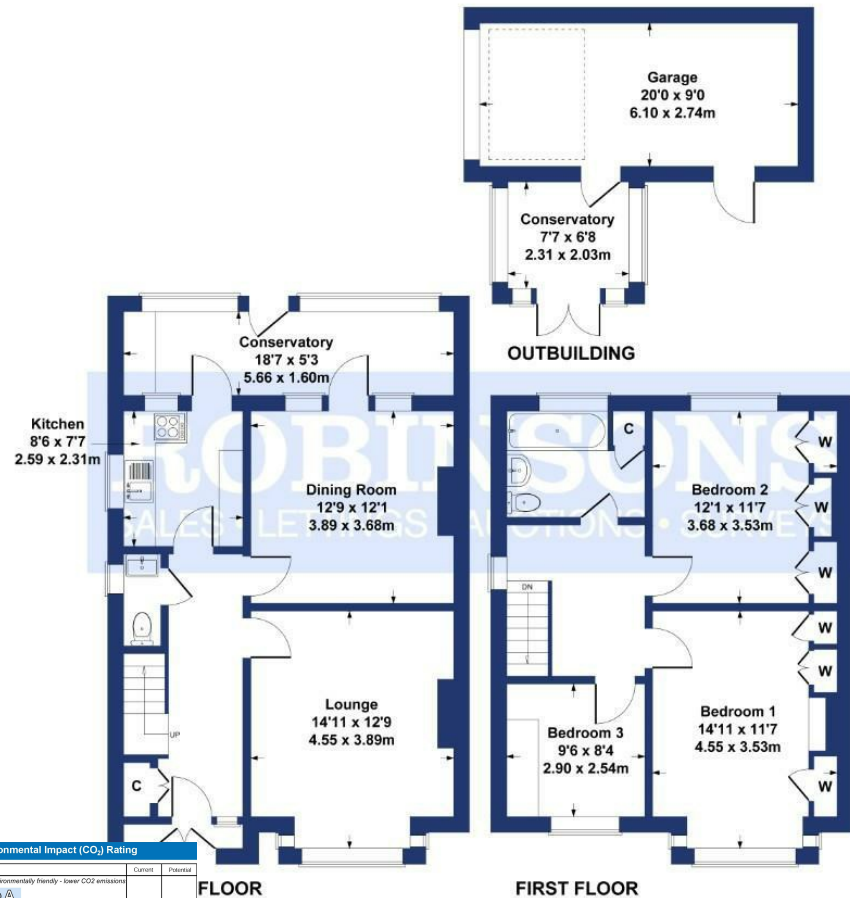






Berkeley Avenue Hartlepool

Approximate Gross Internal Area
1470 sq ft - 137 sq m



FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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