



**4 bed semi-detached house to buy in TS24**





Fulthorpe Avenue, Hartlepool, Hartlepool, Durham, TS24 9QS

**£150,000** Offers Over

 x 4  x 2  x 2

Tenure  
**Freehold**

**Property features**

-  Four Bedrooms Semi-Detached
-  Downstairs W/C
-  Driveway
-  Front, Side & Rear Garden
-  EPC Rating B

Driveway parking

Garden

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: B
- ✓ Heating supply: Gas

## Arrange a viewing

Nicola Rothwell  
Assistant Manager  
The Hub

0191 541 2141  
thehub@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Pattinson Estate Agents welcome for sale this four-bedroom semi-detached property situated on Fulthorpe Avenue, Hartlepool.

\*WALK THROUGH VIDEO TOUR AVAILABLE\*

\*\*NO CHAIN\*\*

The property briefly comprises : Hallway, living room, dining room, kitchen, utility and downstairs w/c are located on the ground floor. Four bedrooms and family bathroom located on the first floor.

Externally the property offers a garden and a driveway to the front elevation. Enclosed, well presented garden and low maintenance to the rear elevation. (Two containers to the rear elevation can be negotiated)

With its desirable location, overall condition, and attractive features, this property is an excellent choice for those seeking a comfortable and well-equipped home. Don't miss the opportunity to make this property your own. For any further information or to book your internal viewing please call Pattinson.

Council Tax Band: B

Tenure: Freehold

Price: Offers Over £150,000

Property Type: Semi-detached house

USPs: Garden

Parking: Driveway

Heating: Gas

## External Front

Grassed area and a driveway to the front elevation.



## Hallway

3.70m x 1.80m (12'1" x 5'10")

Access via UPVC door, storage cupboard, radiator and carpet.



## Living Room

4.85m x 4.00m (15'10" x 13'1")

Double glazed bay window to the front elevation, double glazed window to the rear elevation, electric fire, tv point, radiator and carpet.



## Dining Room

4.00m x 2.70m (13'1" x 8'10")

Double glazed window to the front and side elevation, tv point, radiator and laminate flooring.



## Kitchen

3.00m x 2.70m (9'10" x 8'10")

Double glazed window to the rear elevation, range of wall and base units with work surfaces, sink and drainer unit, radiator, built in gas hob, electric oven, plumbed for a washing machine and laminate flooring.



## Utility Room

1.80m x 1.50m (5'10" x 4'11")

UPVC door to the rear elevation, plumbed for a dryer and laminate flooring.



## W/C

1.50m x 0.80m (4'11" x 2'7")

Double glazed window to the side elevation, two in one wash basin and toilet and tiled flooring.



## Landing

3.50m x 3.10m (11'5" x 10'2")

Double glazed window to the rear elevation and carpet.



## Bedroom 1

3.90m x 3.60m (12'9" x 11'9")

Double glazed window to the front and side elevation, storage cupboard, tv point, radiator and carpet.



## Bedroom 2

3.90m x 3.30m (12'9" x 10'9")

Two double glazed windows to the front elevation, access to the loft, storage cupboard, tv point, radiator and carpet.



### **Bedroom 3**

3.20m x 2.40m (10'5" x 7'10")

Double glazed window to the rear elevation, radiator and carpet.



### **Bedroom 4**

3.10m x 2.10m (10'2" x 6'10")

Double glazed window to the rear elevation, radiator and carpet.



### **Bathroom**

2.30m x 1.60m (7'6" x 5'2")

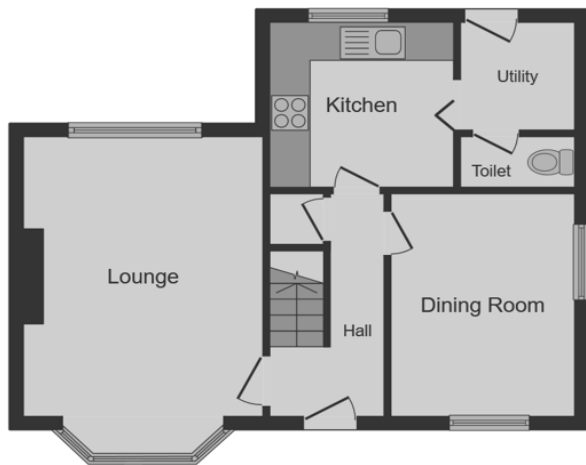
Double glazed windows to the rear elevation, three piece suite comprising; low level w/c, wash basin with stainless steel mixer tap, bath with stainless steel mixer tap with overhead shower and a hand held shower, radiator, tiled walls and tiled flooring.



### **External Rear**

Enclosed, well presented and low maintenance garden to the rear elevation. (Two containers to the rear elevation can be negotiated)





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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	81	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Fulthorpe Avenue, Hartlepool, Hartlepool, Durham, TS24 9QS

Contact your local branch today for more information on this property:

**Level 2 Yoden Way, Peterlee, Durham, SR8 1BP, Tel: 0191 541 2141, thehub@pattinson.co.uk, www.pattinson.co.uk**

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