



Westbourne Road, TS25 5RE
3 Bed - House - Terraced
Asking Price £90,000

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



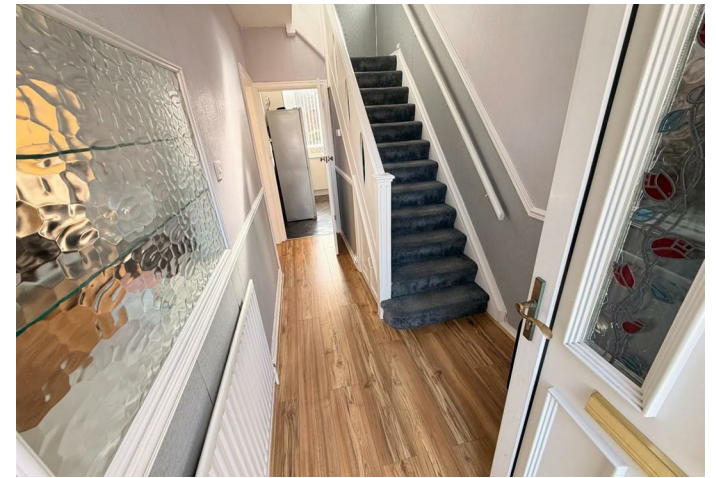
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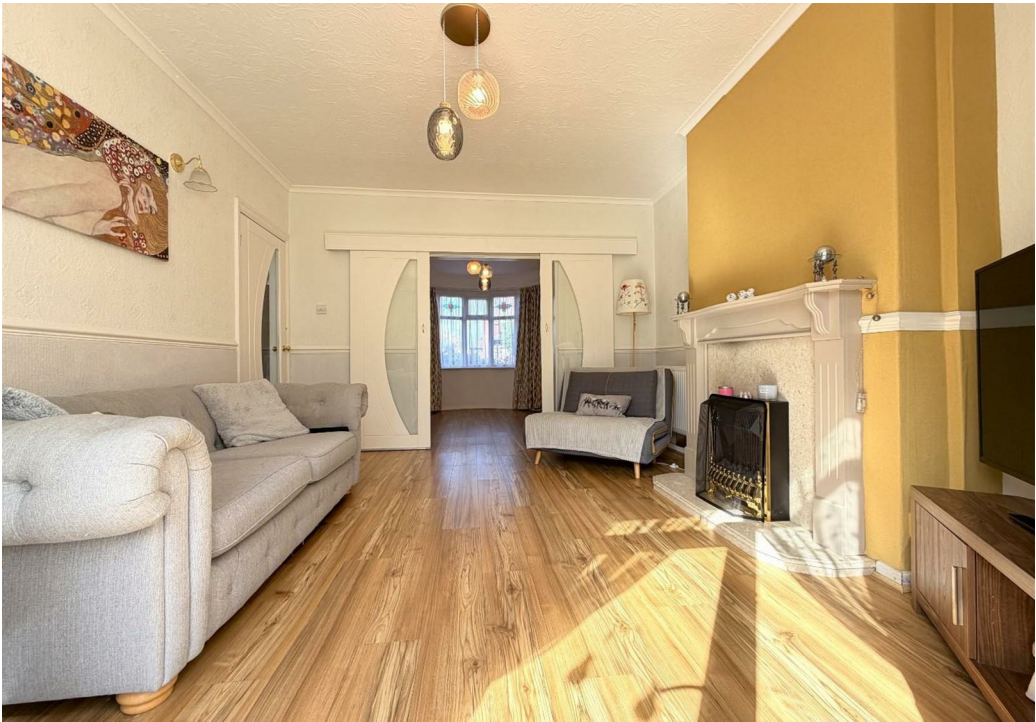
Westbourne Road Hartlepool TS25 5RE

**** NO CHAIN INVOLVED ** AVAILABLE IMMEDIATELY ****

An impressive three bedroom terraced property offering well presented accommodation with the benefit of a modern refitted kitchen and two reception rooms. The home would make an ideal purchase for a first time buyer or family with detached garage and generous rear garden. The property further features gas central heating and uPVC double glazing.

The accommodation comprises of: entrance hall, lounge with attractive living flame 'coal' effect electric fire with modern surround, separate dining room, modern refitted kitchen and rear lobby/WC. To the first floor are three good size bedrooms and a family bathroom with separate toilet. Externally is a low maintenance front garden, detached garage and enclosed rear garden.











GROUND FLOOR

HALLWAY

5'11 x 13'3 (1.80m x 4.04m)

uPVC double glazed glass panelled door, staircase to first floor landing, under stairs storage cupboard, radiator.

LOUNGE

12'1 x 13'4 (3.68m x 4.06m)

uPVC double glazed French doors opening onto the rear garden, living flame 'coal' effect electric fire with surround.

DINING ROOM

12'1 x 9'9 (3.68m x 2.97m)

uPVC double glazed bay window to front aspect, radiator, sliding glass panelled doors into the lounge.

KITCHEN

10'4 x 9'10 (3.15m x 3.00m)

Recently refitted with a range of smart grey wall, base and drawer units with matching worktops, inset sink and drainer, four ring gas hob with electric oven and extractor, plumbing for washing machine (machine excluded) and space for fridge/freezer, large built-in cupboard, uPVC double glazed windows to front and rear aspects, door into the rear lobby.

REAR LOBBY/WC

3'4 x 7'8 (1.02m x 2.34m)

Fitted with a close coupled WC, inset wash hand basin with vanity cabinet below, uPVC double glazed window and uPVC double glazed glass panelled door opening onto the rear garden, panelling to ceiling.

FIRST FLOOR

LANDING

uPVC double glazed window to the side aspect.

BEDROOM 1 (front)

10'7 x 15'6 (3.23m x 4.72m)

uPVC double glazed bay window to the front aspect, built-in wardrobes, radiator.

BEDROOM 2 (rear)

10'4 x 9'10 (3.15m x 3.00m)

uPVC double glazed window to the rear aspect, radiator.

BEDROOM 3 (front)

7'2 x 9'7 (2.18m x 2.92m)

uPVC double glazed window to the front aspect, radiator.

FAMILY SHOWER ROOM

4'9 x 7'3 (1.45m x 2.21m)

Double width shower cubicle and pedestal wash hand basin; co-ordinated tiled walls, radiator and airing cupboard. SEPARATE WC.

EXTERNALLY

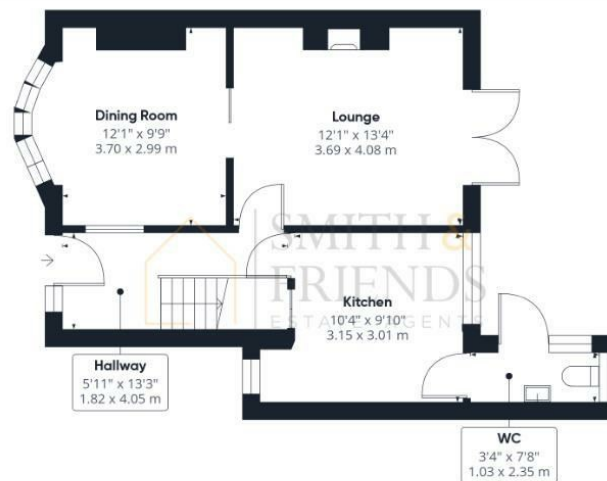
The enclosed rear garden has been immaculately maintained which has mature and well stocked flower beds, a paved patio area and lawn. The SINGLE GARAGE (larger than normal) is accessed from the rear of the property.

NB

Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.







Ground Floor



Floor 1



Approximate total area⁽¹⁾

889 ft²
82.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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