



**\*\* REDUCED \*\* CHAIN FREE \*\* FULLY REFURBISHED \*\*** Having undergone a comprehensive refurbishment this impressive three bedroom semi detached family home comes with viewing strongly recommended. Benefiting from a fully boarded attic, conservatory and a contemporary finish throughout, this immaculate and deceptively spacious property will certainly appeal to a variety of potential buyers including first time buyers and growing families. Briefly comprising of: entrance hallway, lounge, dining kitchen and conservatory. To the first floor there are three bedrooms, family bathroom and access to the attic. The enclosed rear garden is generous in size and is mainly laid to lawn with a paved patio area. The open plan front garden is laid to lawn, with a block paved driveway providing off street parking for two cars.

**Wharton Terrace, Hartlepool, TS24 8PA**

**3 Bed - House - Semi-Detached**

**Chain Free £134,500**

**EPC Rating: D**

**Council Tax Band: A**

**Tenure: Freehold**



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ESTATE AGENTS

## GROUND FLOOR

### HALLWAY

uPVC double glazed glass panelled door, radiator, staircase to first floor landing.



### LOUNGE

**14'3 x 11'8 (4.34m x 3.56m)**

uPVC double glazed window to front, radiator.

### DINING KITCHEN

**14'8 x 10'11 (4.47m x 3.33m)**

### KITCHEN AREA

Refitted with a range of modern high gloss wall, base and drawer units with contrasting worktops, inset sink and drainer with mixer tap, four ring halogen hob with illuminating extractor and fan assisted oven, integrated dishwasher, plumbing for washing machine (included), space for fridge/freezer, uPVC double glazed window to rear.



### DINING AREA

Understairs storage cupboard, radiator, uPVC double glazed French doors opening into the conservatory.

### CONSERVATORY

**12'9 x 8' (3.89m x 2.44m)**

uPVC double glazed and glass construction, uPVC double glazed French doors opening onto the rear patio.

## FIRST FLOOR

### LANDING

Airing cupboard, access to all bedrooms and family bathroom, staircase to attic.



### ATTIC

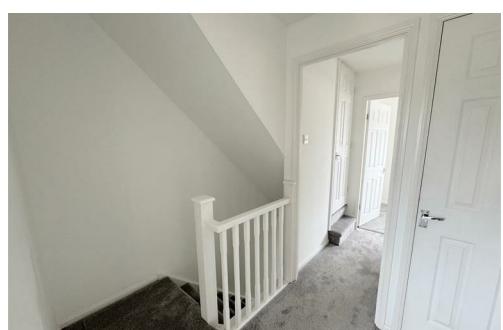
**14'6 x 10'8 (4.42m x 3.25m)**

Velux windows to front and rear, eaves storage, radiator.

### BEDROOM 1 (front)

**11'6 x 8'7 (3.51m x 2.62m)**

uPVC double glazed window to front, built-in storage and wardrobes, single radiator.



### BEDROOM 2 (rear)

**9'1 x 7'4 (2.77m x 2.24m)**

uPVC double glazed window to rear, radiator.



### BEDROOM 3 (rear)

**7'5 x 7'3 (2.26m x 2.21m)**

uPVC double glazed window to rear, radiator.

## FAMILY BATHROOM/WC

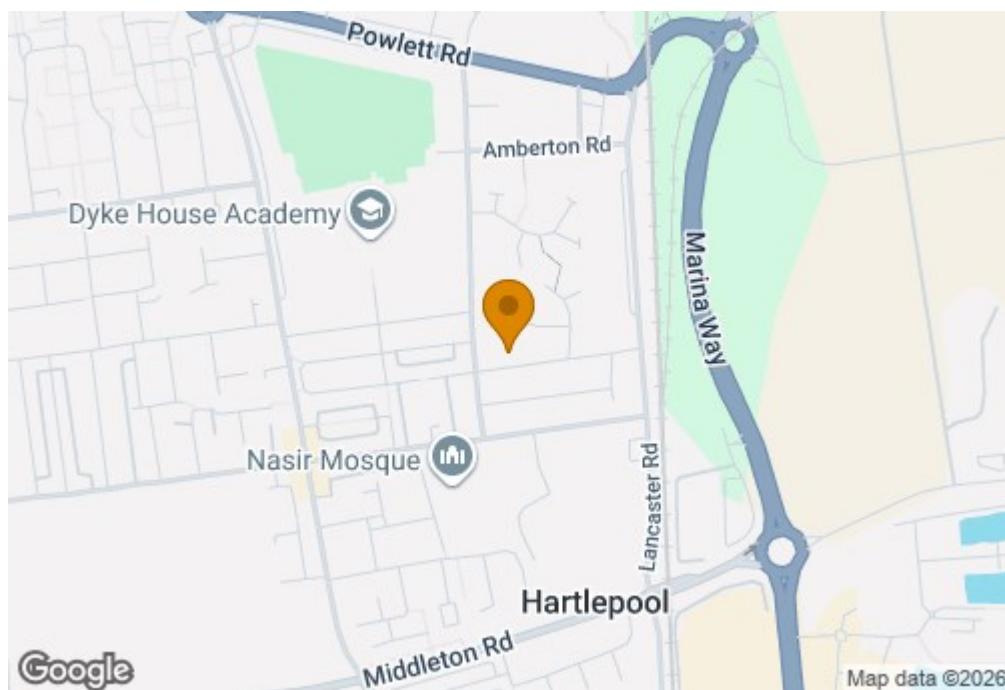
Panelled bath with mixer fitting providing shower over, pedestal wash hand basin and low level WC; co-ordinated tiled walls, radiator, uPVC double glazed window to side.

## EXTERNALLY

The enclosed rear garden is generous in size and is mainly laid to lawn with a paved patio area. The open plan front garden is laid to lawn, with a block paved driveway providing off street parking for two cars.

## NB

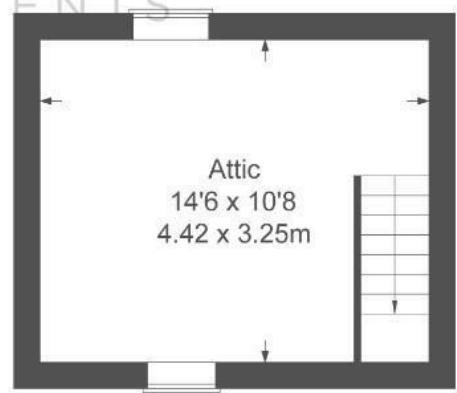
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



| Energy Efficiency Rating  |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs   |   |                         |           |
| (92 plus)   | A |                         |           |
| (81-91)   | B |                         | 83        |
| (69-80)   | C |                         |           |
| (55-68)   | D | 65                      |           |
| (39-54)   | E |                         |           |
| (21-38)   | F |                         |           |
| (1-20)  | G |                         |           |
| Not energy efficient - higher running costs   |   |                         |           |
| England & Wales   |   | EU Directive 2002/91/EC |           |
|  |   |                         |           |

## Wharton Terrace

Approximate Gross Internal Area  
1054 sq ft - 98 sq m



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.

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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