



An impressive two bedroom mid terraced property which offers deceptively spacious accommodation with TWO RECEPTION ROOMS, upgraded kitchen, modern bathroom and useful attic room. The home further benefits from an attractive thermal render, gas central heating and uPVC double glazing. An ideal purchase for a first time buyer or possible investment opportunity, with a layout which briefly comprises: entrance hall with stairs to the first floor and access into two connecting reception rooms allowing seating and dining space, the dining area leading through to the modern kitchen. To the first floor are two good size bedrooms and the bathroom which incorporates a three piece white suite and chrome fittings. A useful attic room completes the accommodation and externally is a low maintenance yard to the rear with gated access. Weldeck Road is located close to schools and amenities with easy access into Hartlepool town centre. VIEWING RECOMMENDED.

**Weldeck Road, Hartlepool, TS26 8JP**

**2 Bedroom - House - Mid Terrace**

**£86,000**

**EPC Rating: D**

**Tenure: Freehold**

**Council Tax Band: A**





**Welldeck Road, Hartlepool, TS26 8JP**



## **GROUND FLOOR**

### **ENTRANCE HALL**

**15'11 x 5'1 (4.85m x 1.55m)**

Accessed via uPVC double glazed entrance door, fitted with attractive laminate flooring, staircase to the first floor with fitted carpet and useful under stairs storage cupboard, cloaks area, convector radiator, access to two connecting reception rooms.

### **LOUNGE & DINING ROOM**

**24'10 x 9'11 (7.57m x 3.02m)**

#### **LOUNGE AREA**

Large uPVC double glazed window to the front aspect, feature fire surround with electric fire, fitted carpet, coving to ceiling, convector radiator.

#### **DINING AREA**

Matching carpet, coving to ceiling, uPVC double glazed window looking out to the rear yard, convector radiator, access to the kitchen.

### **KITCHEN**

**22'2 x 5'2 (6.76m x 1.57m)**

Fitted with a modern range of 'shaker' style units to base and wall level with contrasting 'marble' effect work surfaces and matching splashback incorporating an inset single drainer sink with mixer tap, recess for cooking range with three speed extractor hood over, space for free standing appliances including recess with plumbing for washing machine, space for tumble dryer and free standing fridge/freezer, Baxi gas central heating boiler, gold tiled splashback, uPVC double glazed window into the rear yard, uPVC double glazed door to the rear yard, convector radiator.

## **FIRST FLOOR**

### **MAIN LANDING**

Fitted carpet, access to both bedrooms and bathroom.

### **BEDROOM ONE**

**12'5 x 12'4 (3.78m x 3.76m)**

A good size master bedroom with uPVC double glazed window to the front aspect, fitted carpet, convector radiator, access to:

### **ATTIC ROOM**

**11'9 x 14'2 (3.58m x 4.32m)**

Offering a variety of uses, with two double glazed 'Velux' style windows to the rear aspect, eaves storage, lighting and power points.

### **BEDROOM TWO**

**11'8 x 9'2 (3.56m x 2.79m)**

uPVC double glazed window to the rear aspect, fitted carpet, convector radiator.

### **BATHROOM/WC**

**7'11 x 5'8 (2.41m x 1.73m)**

Fitted with a modern three piece suite and chrome fittings comprising: panelled bath with mixer tap and shower over, pedestal wash hand basin with central mixer tap, low level WC, modern panelling to splashback, uPVC double glazed window to the rear aspect, panelling and inset spotlighting to the ceiling, heated towel radiator.





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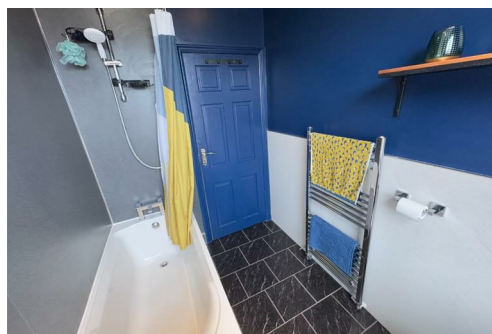
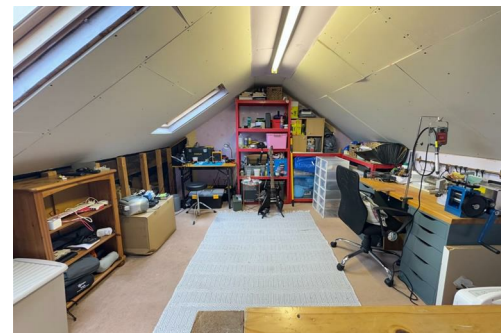
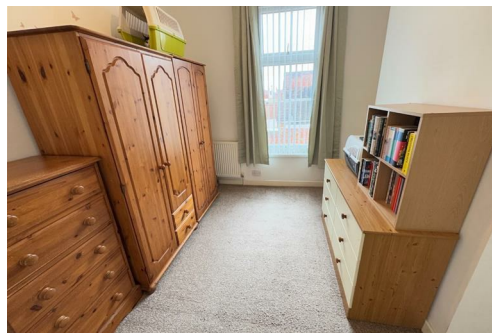


### EXTERNALLY

The property features a low maintenance enclosed yard to the rear with gated access.

### 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.



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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. We 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.

