

*** NO CHAIN INVOLVED *** AVAILABLE IMMEDIATELY *** A spacious two bedroom mid terraced property which benefits from a generous open plan kitchen/diner. The home would make an ideal purchase for a first time buyer, young family or possible investment opportunity, with features including double glazing and gas central heating. An internal viewing comes recommended, with a layout which briefly comprises: entrance vestibule with stairs to the first floor and access to the bay fronted lounge with feature fire surround and access to the open plan kitchen/diner. The kitchen incorporates modern units and includes a built-in oven and hob. To the first floor are two bedrooms and the bathroom which is fitted with a three piece white suite and chrome fittings. Externally is a low maintenance palisade to the front and an enclosed yard to the rear. Welldeck Road is located within close proximity of schools and amenities and only a short stroll from Hartlepool town centre. VIEWING RECOMMENDED.

Welldeck Road, Hartlepool, TS26 8JS

2 Bedroom - House - Mid Terrace

£80,000

EPC Rating: D

Tenure: Freehold

Council Tax Band: A



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GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via uPVC double glazed entrance door, staircase to the first floor, single radiator, internal door through to the lounge.

FRONT LOUNGE

12'11 x 11'11 (3.94m x 3.63m)

A comfortable family lounge with a curved uPVC double glazed bay window to the front aspect, feature fire surround, fitted carpet, coving to ceiling, radiator with cover included, access to:

OPEN PLAN KITCHEN/DINER

DINING AREA

8'10 x 15'3 (2.69m x 4.65m)

Modern laminate flooring, double glazed window to the rear aspect, under stairs storage cupboard, single radiator.

KITCHEN AREA

10'7 x 6' (3.23m x 1.83m)

Fitted with a modern range of units with roll-top work surfaces in an 'L' shaped layout incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring touch hob above, tiling to splashback, recess for washing machine, space for free standing fridge/freezer, uPVC double glazed door to the rear yard, double glazed window to the rear aspect, matching laminate flooring, attractive mock beams to the ceiling, single radiator.

FIRST FLOOR

LANDING

Fitted carpet, access to both bedrooms and bathroom, hatch to loft space.

BEDROOM ONE

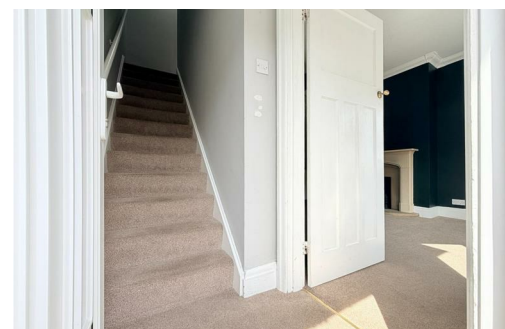
10'10 x 12' (3.30m x 3.66m)

A good size master bedroom with uPVC double glazed curved bay window to the front aspect, fitted carpet, coving to ceiling, single radiator, walk-in storage cupboard housing Potterton Titanium gas central heating boiler, alongside a fitted shelf with hanging rail below and additional uPVC double glazed window.

BEDROOM TWO

10'11 x 8' (3.33m x 2.44m)

Double glazed window to the rear aspect, fitted carpet, coving to ceiling, single radiator.



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BATHROOM/WC

7' x 6'10 (2.13m x 2.08m)

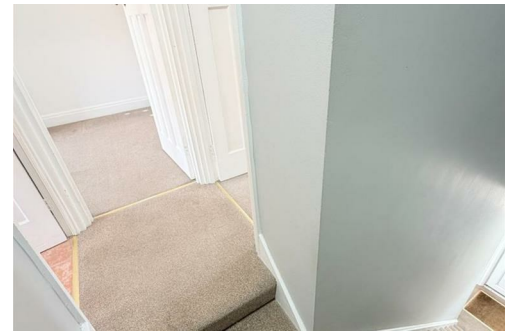
Fitted with a three piece white suite and chrome fittings comprising: 'roll-top' style bath with dual taps and shower over, pedestal wash hand basin with chrome dual taps, low level WC, tiling to sink splashback, contrasting tiled flooring, double glazed window to the rear aspect, coving to ceiling, extractor fan, single radiator.

EXTERNALLY

The property has a low maintenance palisade style front, with brick boundary wall and timber gate. The enclosed rear yard is decked, with gated access and useful storage area.

NB

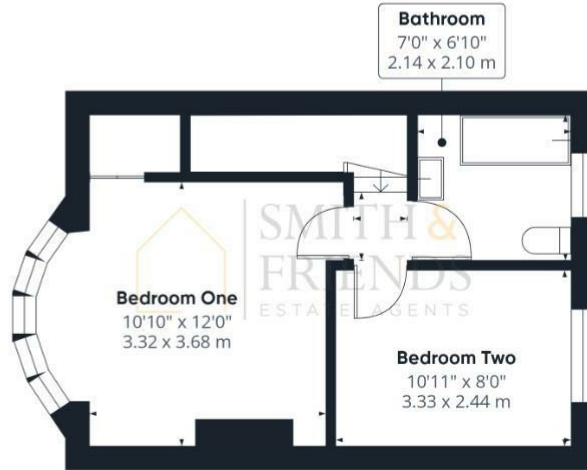
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D	64		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor



Floor 1



Approximate total area⁽¹⁾
713 ft²
66.3 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.

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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.

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