



A deceptively spacious two bedroom mid terraced property with a good size SOUTH FACING rear garden. The home would make an ideal purchase for a first time buyer, young family or possible investment opportunity, with features including uPVC 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 a good size lounge, leading through to the full width kitchen/diner. To the first floor are two double bedrooms and the bathroom which incorporates a three piece white suite. Externally, the property is set back from the road with on street parking. The front and rear gardens are predominantly lawned, with the rear garden having access to two useful outhouses.

West View Road, Hartlepool, TS24 9LH

2 Bed - House - Mid Terrace

£79,950

EPC Rating: C

Council Tax Band: A

Tenure: Freehold



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ESTATE AGENTS

West View Road, Hartlepool, TS24 9LH



GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via uPVC double glazed entrance door, fitted with laminate flooring, staircase to the first floor with fitted carpet, single radiator, glazed internal door to the lounge.

LOUNGE

A good size lounge with uPVC double glazed bow window to the front aspect, modern laminate flooring, convector radiator, glazed internal door through to the kitchen/diner.

KITCHEN/DINER

Fitted with a range of units to base level with contrasting work surfaces in an 'L' shaped layout featuring an inset single drainer sink unit with dual taps, recess for gas cooker, tiling to splashback, recess for washing machine, space for free standing fridge/freezer, 'slate tile' effect laminate flooring, under stairs storage cupboard, uPVC double glazed window to the rear aspect, radiator with cover included, uPVC door to the rear.

FIRST FLOOR

LANDING

Built-in storage cupboard, fitted carpet, hatch to loft space, access to:

BEDROOM ONE

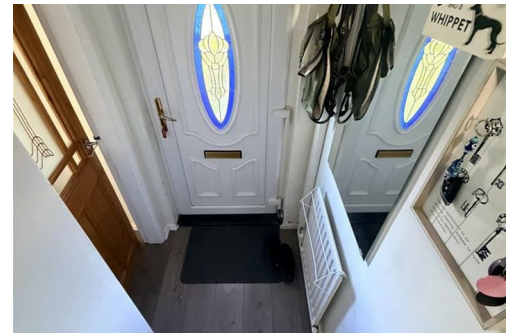
A generous master bedroom with built-in wardrobe to alcove, additional storage cupboard to alcove and over stairs storage cupboard, uPVC double glazed window to the front aspect, fitted carpet, convector radiator.

BEDROOM TWO

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

BATHROOM/WC

Fitted with a three piece white suite comprising: panelled bath with dual taps, pedestal wash hand basin with dual taps, low level WC, tiling to splashback, uPVC double glazed window to the rear aspect, inset spotlighting to the ceiling, single radiator.



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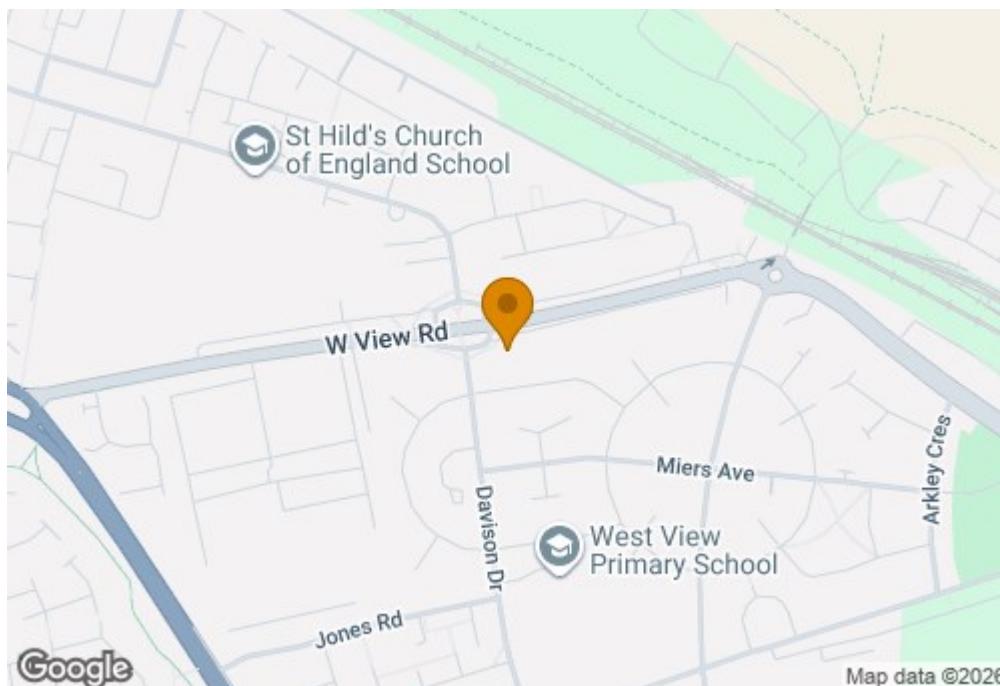
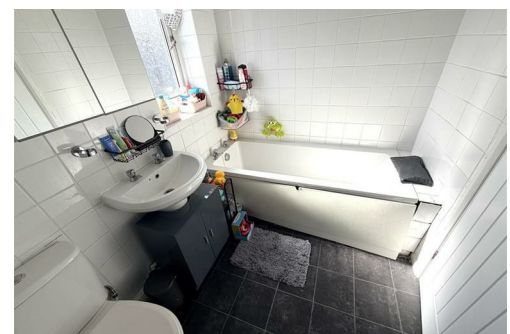


EXTERNALLY

The property is set back from West View Road, with a low maintenance lawned front garden with privacy hedge. A shared passage leads through to the spacious enclosed rear garden, with patio area, lawn and useful brick outhouse.


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. 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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		90
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

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