West View Road, TS24 9LN
3 Bed - House - End Terrace
£127,950

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

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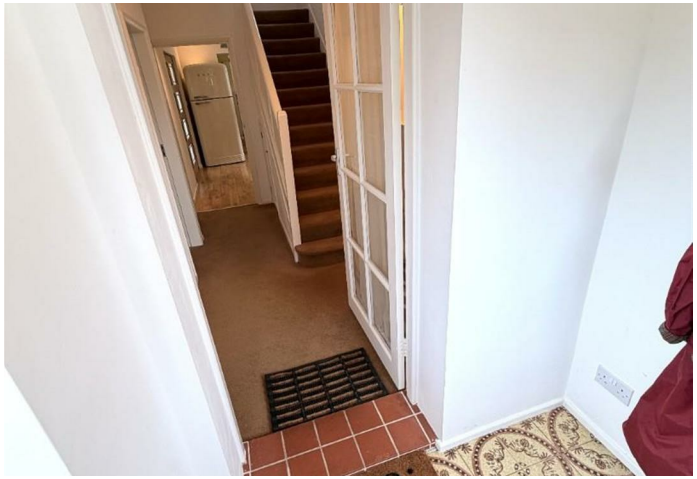
ESTATE AGENTS

West View Road
Hartlepool TS24 9LN

Occupying a pleasant, set-back position towards the upper end of West View Road, this deceptively spacious THREE BEDROOM end terraced home benefits from a generous SOUTH-FACING rear garden, off street parking and an attached garage. With two reception rooms and a modern kitchen/breakfast room, the property would make an ideal purchase for a first-time buyer or growing family. Further benefits include gas central heating, uPVC double glazing and an alarm system. Conveniently situated for local schools and amenities, an internal viewing is highly recommended.

The accommodation briefly comprises: an entrance porch opening into the hallway, with stairs rising to the first floor and access to the front reception room, currently used as a dining room. A separate breakfast room features a useful pantry and leads into the generous rear lounge and modern kitchen, fitted with cream gloss units. To the first floor are three well proportioned bedrooms, with bedrooms one and two benefiting from built-in storage. The accommodation is completed by a family bathroom fitted with a three-piece suite and chrome fittings.

Externally, the property features a low-maintenance pebbled frontage, paved driveway and side access leading to a useful storage area. The generous rear garden enjoys a high degree of privacy and incorporates both lawn and patio areas. Double timber gates provide access to a hardstanding area, offering secure parking for a motorhome or similar vehicle. NO CHAIN INVOLVED.



SMEG

GROUND FLOOR

ENTRANCE PORCH
5'3 x 3'10 (1.60m x 1.17m)
Accessed via uPVC double glazed entrance door, uPVC double glazed windows, attractive tiled flooring, glazed internal door through to the entrance hall.

ENTRANCE HALL
5'11 x 11'8 (1.80m x 3.56m)
Staircase to the first floor with under stairs storage, recessed display area with downlighting, modern vertical radiator, access to:

FRONT RECEPTION ROOM
12'2 x 9'10 (3.71m x 3.00m)
Currently used as a dining room with uPVC double glazed window to the front aspect, fitted carpet, convector radiator.

BREAKFAST ROOM
6'3 x 11'3 (1.91m x 3.43m)
Attractive oak flooring, walk-in pantry area, uPVC double glazed window to the side aspect, inset spotlighting to the ceiling, single radiator, sliding double doors in a light oak with frosted glass giving access to the rear reception room.

REAR RECEPTION ROOM
11'5 x 15'2 (3.48m x 4.62m)
uPVC double glazed French doors with matching side screens to the rear garden, fitted carpet, coving to ceiling, convector radiator, additional modern vertical radiator.

KITCHEN
8'7 x 7'3 (2.62m x 2.21m)
Fitted with a modern range of cream gloss units to base and wall level with brushed stainless steel handles and contrasting work surfaces incorporating an inset single drainer sink unit with modern spray mixer tap, built-in electric oven with four ring gas hob above and extractor hood over, tiled splashback, recess for dishwasher, space for additional appliance, 'oak' style laminate flooring, uPVC double glazed door to a side storage area, uPVC double glazed window to the rear aspect.

FIRST FLOOR

LANDING
uPVC double glazed window to the side aspect, fitted carpet, access to:

BEDROOM ONE
8'9 x 13'6 (2.67m x 4.11m)
A good size master bedroom with built-in storage cupboards to the alcove, uPVC double glazed window to the front aspect, fitted carpet, single radiator.

BEDROOM TWO
9'9 x 11'11 (2.97m x 3.63m)
Built-in double storage cupboard to alcove with overhead storage space, uPVC double glazed window overlooking the rear garden, fitted carpet, coving to ceiling, single radiator.

BEDROOM THREE
7'9 x 9' (2.36m x 2.74m)
uPVC double glazed window to the side aspect, fitted carpet, single radiator.

BATHROOM/WC
6'8 x 7'7 (2.03m x 2.31m)
Fitted with a three piece suite comprising: panelled bath with dual taps and electric shower over, protective glass shower screen, pedestal wash hand basin with dual taps, low level WC, tiling to splashback, uPVC double glazed window to the side aspect, convector radiator.

EXTERNALLY
The property occupies a pleasant set back position towards the top of West View Road, with a pebbled frontage and paved area providing useful off street parking. A gate to the side leads through to a useful side storage area. The generous enclosed south facing rear garden enjoys a high degree of privacy with lawn, paved and pebbled patio areas, with an established border and double timber gates which open to a hardstanding space, ideal for a motorhome.

GARAGE
8'7 x 18'6 (2.62m x 5.64m)
Up and over sectional door to the front, personal door from the side, uPVC double glazed window to the rear aspect, lighting and sockets.

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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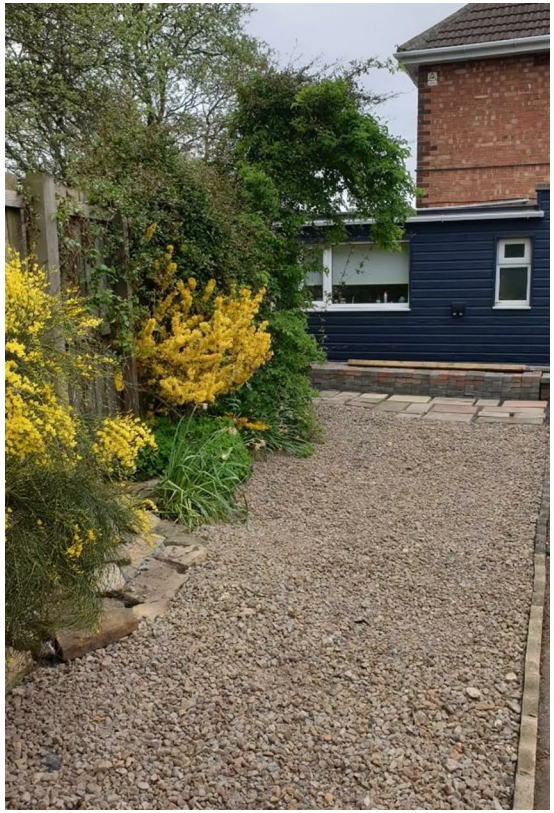

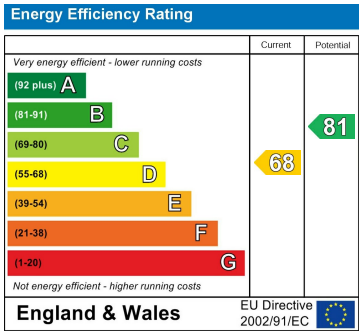

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there 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.

106 York Road, Hartlepool, TS26 9DE
Tel: 01429 891100
hartlepool@smith-and-friends.co.uk
www.smith-and-friends.co.uk

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