Waverley Terrace, Hartlepool, TS25 5NB
3 Bed - House - Mid Terrace
£82,950

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

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Waverley Terrace, TS25 5NB

*** NO CHAIN INVOLVED *** A recently upgraded and refurbished THREE BEDROOM mid terraced property which offers neutrally decorated accommodation with new flooring, brand new kitchen and bathroom, new gas central heating boiler, generous SOUTH FACING REAR GARDEN and off street parking. The home would make an ideal family home or possible investment opportunity, with a layout which briefly comprises: entrance vestibule with stairs to the first floor, bay fronted lounge, separate dining room which links to the modern kitchen and ground floor bathroom incorporating a three piece suite and chrome fittings. To the first floor are three bedrooms, with a generous master bedroom. Externally is a low maintenance front, with a paved driveway allowing useful off street parking. The generous south facing rear garden has lawn and patio areas. Waverley Terrace is located off Heathfield Drive with easy access to schools and amenities. VIEWING RECOMMENDED.

GROUND FLOOR

ENTRANCE VESTIBULE
Accessed via uPVC double glazed entrance door, staircase to the first floor, newly fitted carpet, access to:

LOUNGE
11'10 x 12'7 (3.61m x 3.84m)
A good size family lounge with uPVC double glazed bay window to the front aspect, newly fitted carpet, convector radiator, internal door through to the dining room.

DINING ROOM
8'8 x 10'6 (2.64m x 3.20m)
Ideally situated off the kitchen, whilst also linking to the ground floor bathroom, with uPVC double glazed window looking out to the rear garden, useful under stairs storage cupboard, newly fitted carpet, convector radiator.

KITCHEN
13'8 x 5'10 (4.17m x 1.78m)
Fitted with a modern range of 'grey dove' style units to base and wall level with brushed stainless steel handles and contrasting work surfaces with a matching splashback incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring electric hob above and extractor hood over, brushed stainless steel splashback, recess for washing machine, Ideal gas central heating boiler, uPVC double glazed door and window to the rear garden, 'laminate' effect vinyl flooring, convector radiator.

GROUND FLOOR BATHROOM/WC
8'8 x 4'6 (2.64m x 1.37m)
Fitted with a three piece white suite and chrome fittings comprising: panelled bath with dual taps and chrome mains shower over, protective glass shower screen, pedestal wash hand basin with chrome dual taps, close coupled WC, modern panelling to walls, uPVC double glazed window to the rear aspect, panelling to ceiling, chrome heated towel radiator.

FIRST FLOOR

LANDING
Access to three bedrooms, newly fitted carpet, hatch to loft space.

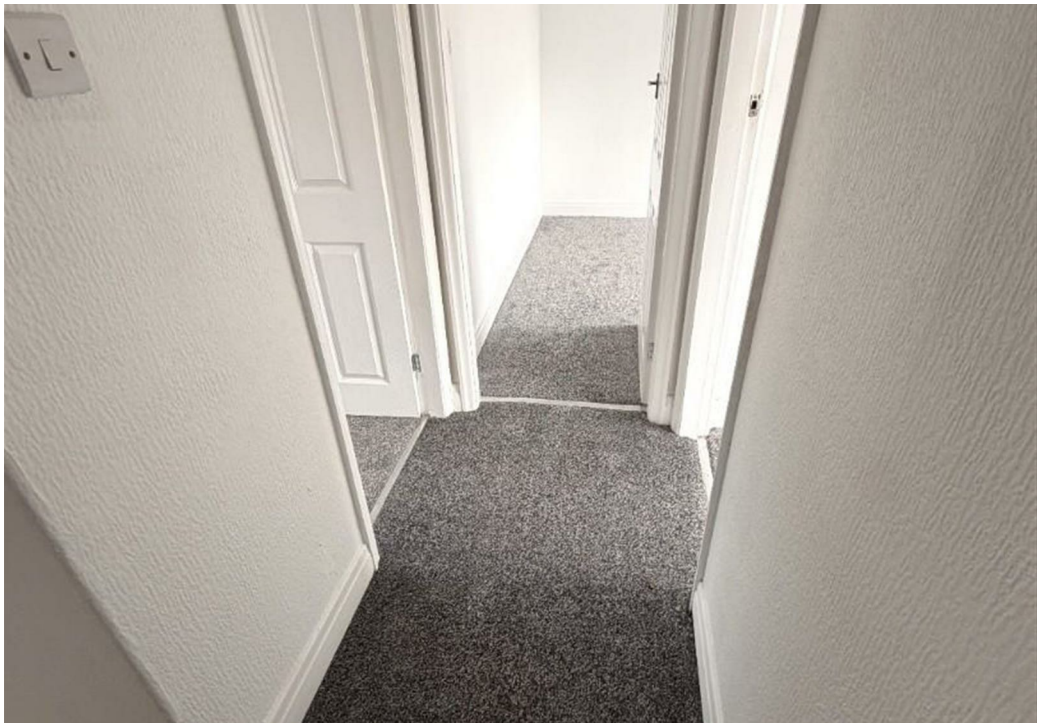
BEDROOM ONE
10'5 x 13'3 (3.18m x 4.04m)
A good size master bedroom with uPVC double glazed window to the front aspect, built-in storage cupboard to alcove, newly fitted carpet, convector radiator, over stairs storage cupboard with additional uPVC double glazed window to the front aspect.

BEDROOM TWO
10'6 x 9'7 (3.20m x 2.92m)
uPVC double glazed window overlooking the rear garden, newly fitted carpet, convector radiator.

BEDROOM THREE
7' x 7'8 (2.13m x 2.34m)
uPVC double glazed window overlooking the rear garden, newly fitted carpet, convector radiator.

EXTERNALLY
The property features a low maintenance front, with a paved driveway allowing for useful off street parking. The generous south facing rear garden is predominantly lawned, with a paved patio area and fenced boundaries.

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.



Ground Floor

Floor 1

Approximate total area(1)
730 ft²
67.7 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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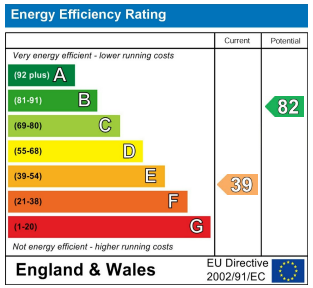

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. 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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