



Wansbeck Gardens, TS26 9JQ
3 Bed - House
£155,000

EPC Rating:
Tenure: Freehold
Council Tax Band: A



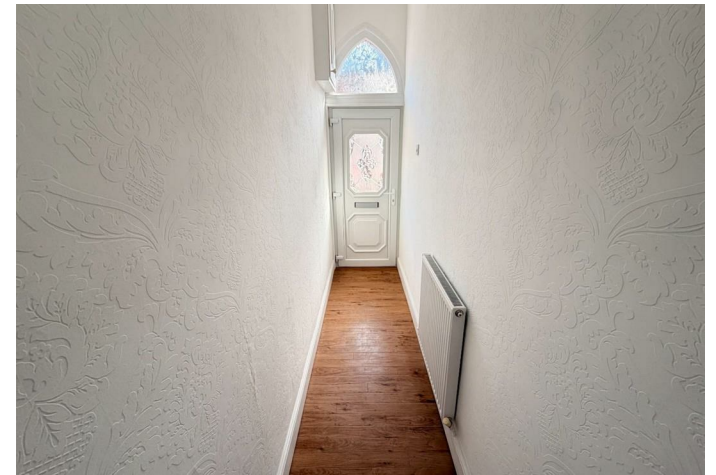
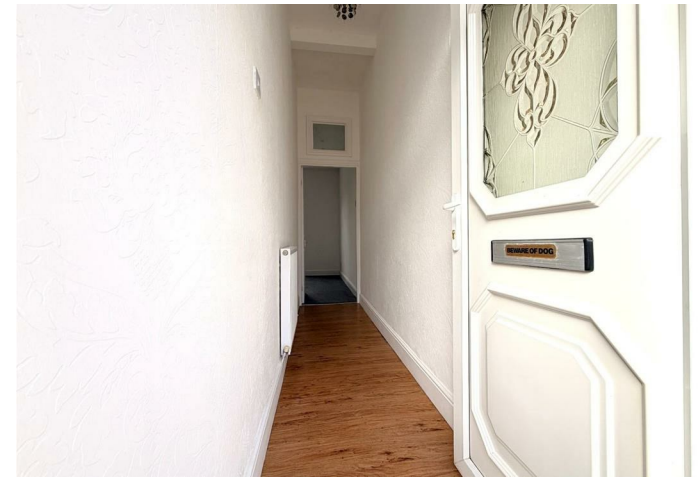
**SMITH &
FRIENDS**
ESTATE AGENTS

Wansbeck Gardens Hartlepool TS26 9JQ

*** NO CHAIN INVOLVED *** An impressive THREE-BEDROOM mid-terraced property offering recently upgraded and refurbished accommodation, making it an ideal choice for a first-time buyer or young family. Beautifully presented throughout, the home features neutral décor, new carpets, a modern refitted kitchen and a stylish first-floor bathroom. The spacious accommodation has been further enhanced by a pleasant sunroom extension adjoining the kitchen, while a useful attic room and generous WEST-FACING REAR GARDEN add to the property's appeal. Further benefits include gas central heating and uPVC double glazing.

The layout briefly comprises; entrance hall, bay-fronted lounge, full-width rear reception/dining room, modern kitchen fitted with white high-gloss units and a bright sunroom overlooking the garden. To the first floor are three bedrooms and a family bathroom fitted with a three-piece white suite and chrome fittings. A drop-down ladder provides access to the useful attic room which would make an ideal home study.

Externally, the property features a low-maintenance palisade-style frontage, while the generous west-facing rear garden incorporates both patio and lawned areas, providing an excellent space for entertaining. Wansbeck Gardens is conveniently situated within easy reach of Hartlepool town centre, local amenities, schools and transport links. An internal viewing is highly recommended.











GROUND FLOOR

ENTRANCE HALL

12'1 x 2'10 (3.68m x 0.86m)

Accessed via uPVC double glazed entrance door with fan light above, convactor radiator.

FRONT LOUNGE

12'0 x 8'11 extending to 11'0 into the bay (3.66m x 2.72m extending to 3.35m into the bay)

Feature fire surround with marble style back and base, inset electric fire, newly fitted carpet, high coved ceiling, double radiator.

REAR RECEPTION ROOM / DINING ROOM

15'4 x 10'5 (4.67m x 3.18m)

A full width rear reception room offering a variety of use with uPVC double glazed French doors to the rear garden, useful storage cupboard, newly fitted carpet, stairs to the first floor, two convactor radiators.

KITCHEN

13'8 x 6'10 (4.17m x 2.08m)

Refitted with a modern range of white gloss units to base and wall level with complimenting work surfaces, inset single drainer sink with mixer tap, brand new oven, hob and extractor, recess for washing machine, recess for fridge/freezer, 4 draw base level unit, Baxi gas central heating boiler, uPVC double glazed window to the side aspect, uPVC double glazed door to the rear garden, convactor radiator.

SUN ROOM

8'9 x 6'11 (2.67m x 2.11m)

uPVC double glazed French doors to the rear garden, uPVC double glazed window to the side aspect, coved ceiling, single radiator.

FIRST FLOOR

LANDING

Newly fitted carpet, access to bedrooms and bathroom.

BEDROOM ONE

16'7 x 9'0 (5.05m x 2.74m)

A good size master bedroom with uPVC double glazed

window to the front aspect, newly fitted carpet, convactor radiator.

BEDROOM TWO

9'0 x 7'5 (2.74m x 2.26m)

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

BEDROOM THREE

7'4 x 5'9 (2.24m x 1.75m)

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

ATTIC ROOM

14'11 x 10'0 (4.55m x 3.05m)

Two double glazed Velux windows, eaves storage, lighting, sockets and convactor radiator. Accessed via a pull down ladder from the landing and offering a variety of use.

FAMILY BATHROOM

6'7 x 6'2 (2.01m x 1.88m)

Fitted with a modern three piece white suite and chrome fittings comprising: panelled bath with dual taps and electric shower over, pedestal wash hand basin with dual taps, close coupled WC, tiled splashback, new flooring, extractor fan, convactor radiator.

EXTERNALLY

The property features a low maintenance palisade style front with a brick boundary wall and wrought iron railings. The generous west facing rear garden has an extensive patio and slightly raised lawn with fenced boundaries.







Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

1025 ft²

95.1 m²

Reduced headroom

50 ft²

4.6 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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



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



SMITH & FRIENDS
 ESTATE AGENTS