



**Wansbeck Gardens, Hartlepool, TS26 9JQ**  
**2 Bed - House - Mid Terrace**  
**£180,000**

**Council Tax Band: B**  
**EPC Rating: E**  
**Tenure: Freehold**



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# Wansbeck Gardens, TS26 9JQ

**\*\* STUNNING PROPERTY \*\*** Having undergone a complete refurbishment this stunning mid terraced property has been tastefully modelled while retaining many original features. Features include log burners in both reception rooms, beautiful BREAKFAST KITCHEN and luxurious four piece family bathroom. Briefly comprising: entrance vestibule, inviting hallway, two reception rooms and breakfast kitchen with a comprehensive range of wall, base and drawer units and integrated appliances. To the first floor is an impressive four piece family bathroom and two double bedrooms. Externally is a palisade to the front, whilst to the rear is a secluded garden with well stocked borders, two patio areas and well maintained lawn.

## GROUND FLOOR

### VESTIBULE

Entrance door, door into the hallway.

### HALLWAY

**6'5 x 12'11**

Oak staircase to first floor, radiator, understairs storage cupboard.

### LOUNGE

**13'7 x 12'**

uPVC double glazed bay window to front, log burner with feature surround, radiator.

### SECOND RECEPTION ROOM/DINING ROOM

**10'10 x 15'1**

uPVC double glazed French doors opening onto the rear patio, log burner with feature surround, radiator.

### BREAKFAST KITCHEN

**9'5 x 29'1**

Fitted with a range of modern 'shaker' style wall, base and drawer units with contrasting worksurfaces and upstands, inset Belfast sink with mixer tap, five ring gas hob with illuminating extractor, built-in oven, microwave, dishwasher, washing machine and fridge freezer, two uPVC double glazed windows, cast iron fire surround, double glazed French doors opening onto the rear garden, radiator, tiled flooring.

## FIRST FLOOR

### LANDING

**6'4 x 19'6**

The landing has been opened up by removing the third

bedroom wall and entrance door; uPVC double glazed window to front, radiator, loft access.

### FAMILY BATHROOM/WC

**8'2 x 9'3**

Four piece white and chrome suite with double ended freestanding bath, separate corner shower cubicle with thermostatic shower, pedestal wash hand basin and low level WC; co-ordinated tiled walls and flooring, heated chrome towel rail, built-in storage, uPVC double glazed opaque window to rear.

### BEDROOM 1 (front)

**13'1 x 12'2**

uPVC double glazed bay window to front, feature surround, radiator.

### BEDROOM 2 (rear)

uPVC double glazed window to rear, built-in storage, feature fire surround, radiator.

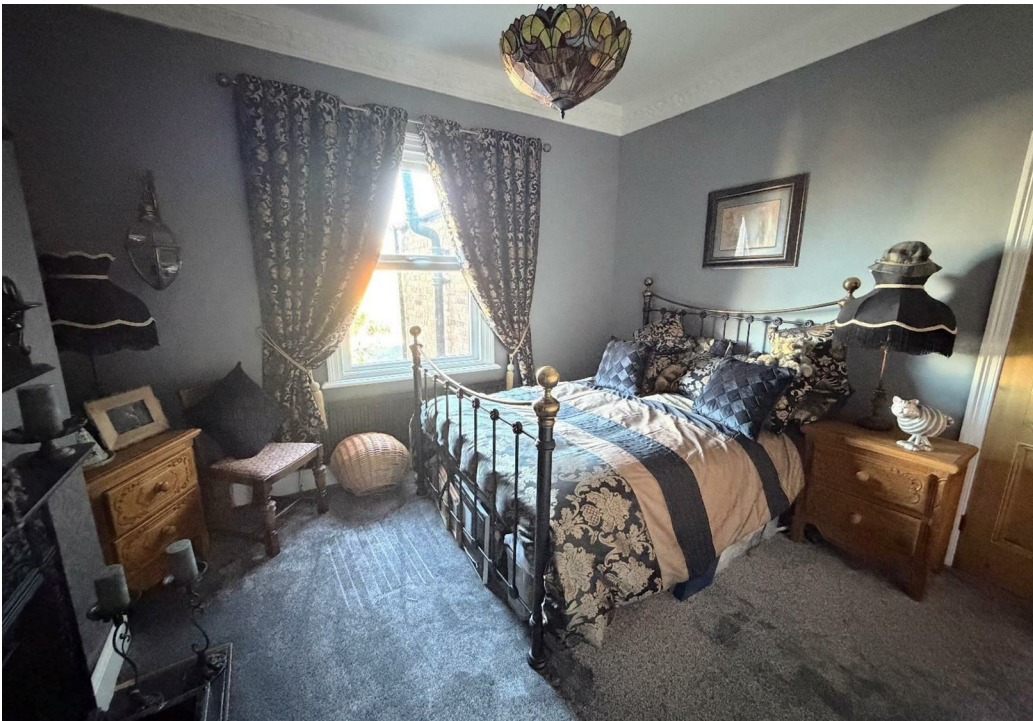
### EXTERNALLY

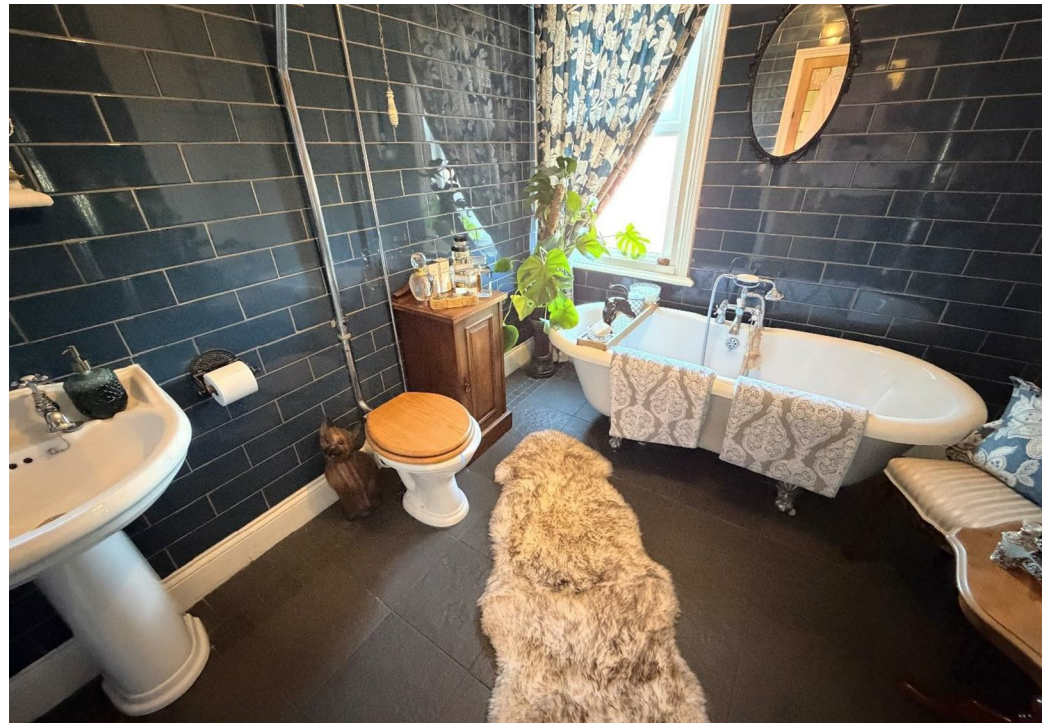
Externally is a palisade to the front, whilst to the rear is a secluded garden with well stocked borders, two patio areas and well maintained lawn.

### 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<sup>(1)</sup>

1259 ft<sup>2</sup>  
116.9 m<sup>2</sup>

(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.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	51	
(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.

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