



**\*\*REDUCED\*\* CHAIN FREE\*\*** Located on the popular Tunstall Farm development at West Park, this four bedroom detached property comes with viewing highly recommended. The accommodation comprises of: inviting entrance hall, downstairs cloakroom/WC, lounge and open plan kitchen/diner. To the first floor, the landing gives access to the four good size bedrooms (master and bedroom two with en-suites) and family bathroom. Externally is an open plan lawned front garden, with a driveway leading to the single garage. The enclosed rear garden is laid to lawn with a sunny paved patio area.

EPC RATING: C

**Guinness Avenue, Hartlepool, TS26 0FR**

**4 Bed - House - Detached**

**£299,950**

**EPC Rating: C**

**Council Tax Band: E**

**Tenure: Freehold**

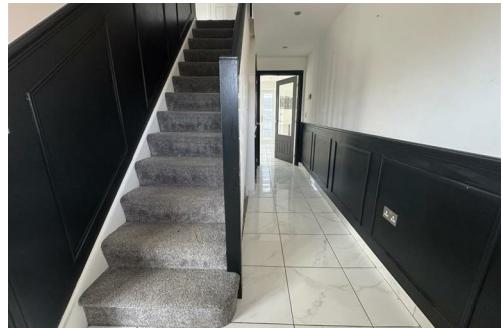


**SMITH &  
FRIENDS**  
ESTATE AGENTS

## GROUND FLOOR

### ENTRANCE

Composite front door, spindle staircase to first floor, radiator.



### CLOAKROOM/WC

White and chrome suite with low level WC, wash hand basin, radiator.

### LOUNGE

**18'2 x 10'10 (5.54m x 3.30m)**

uPVC double glazed window to front, two radiators.

### DINING/KITCHEN

**26'8 x 10'5 (8.13m x 3.18m)**

Open plan kitchen/dining area;



### DINING AREA

uPVC double glazed French doors opening onto the rear patio, radiator.

### KITCHEN AREA

Fitted with a range of wall, base and drawer units with matching work surfaces, four ring gas hob with illuminating extractor and fan assisted oven, integrated appliances include dishwasher, washing machine and fridge/freezer; uPVC double glazed window to rear, uPVC double glazed glass panelled doors opening onto the rear patio.

## FIRST FLOOR

### LANDING

Loft access, airing cupboard.



### BEDROOM

**13'8 x 9'5 (4.17m x 2.87m)**

Two uPVC double glazed windows to front, radiator.

### EN-SUITE

White and chrome suite with double width shower cubicle, pedestal wash hand basin and low level WC; uPVC double glazed window, radiator.



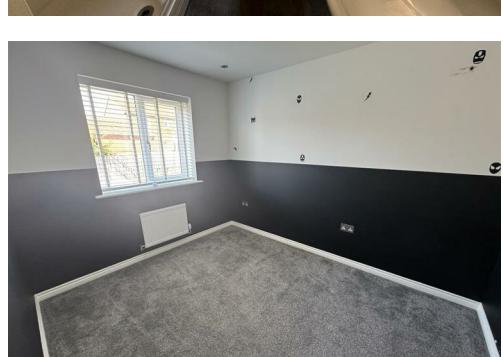
### BEDROOM

**15'3 x 11'1 (4.65m x 3.38m)**

Two uPVC double glazed windows to front, built-in wardrobes, radiator.

### EN-SUITE

White and chrome suite with double width shower cubicle, pedestal wash hand basin and low level WC; uPVC double glazed window, radiator.



### BEDROOM

**10'6 x 8'3 (3.20m x 2.51m)**

Two uPVC double glazed windows to rear, radiator.

### BEDROOM

**10'5 x 8'10 (3.18m x 2.69m)**

Two uPVC double glazed windows to rear, radiator.

## FAMILY BATHROOM/WC

White and chrome suite with panelled bath, pedestal wash hand basin and low level WC; uPVC double glazed window, radiator.

## EXTERNALLY

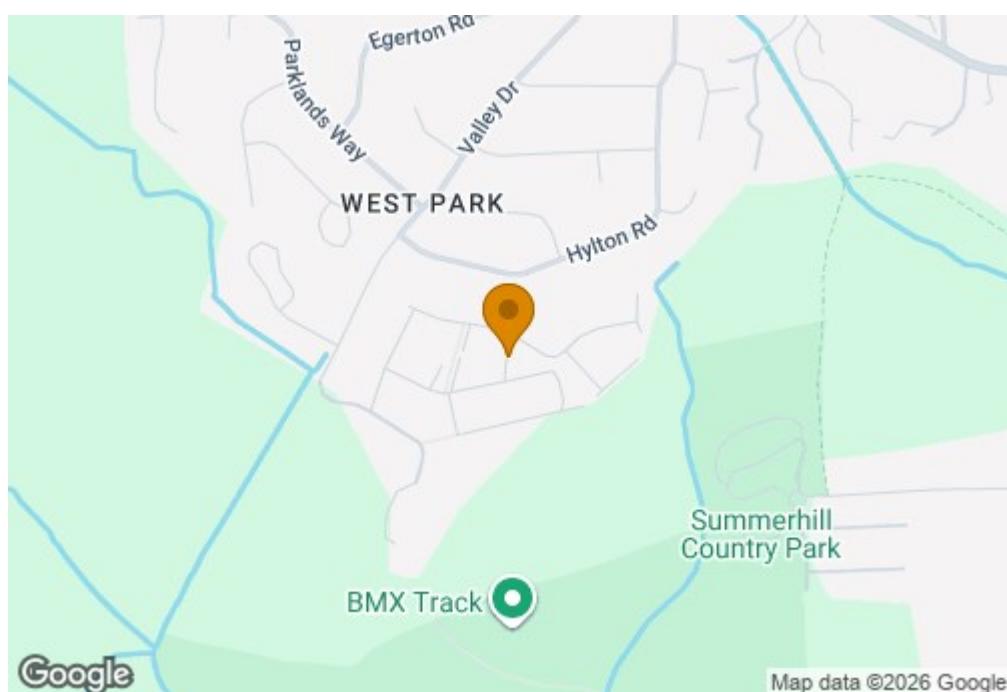
The enclosed rear garden is mainly laid to lawn, with a paved patio area. The open plan front garden is laid to lawn, with driveway leading to the SINGLE GARAGE.

## NB 1

All services/appliances have not and will not be tested.

## NB 2

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.



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.

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