



**Wansbeck Gardens, TS26 9JH**  
**4 Bed - House - Mid Terrace**  
**£199,950**

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

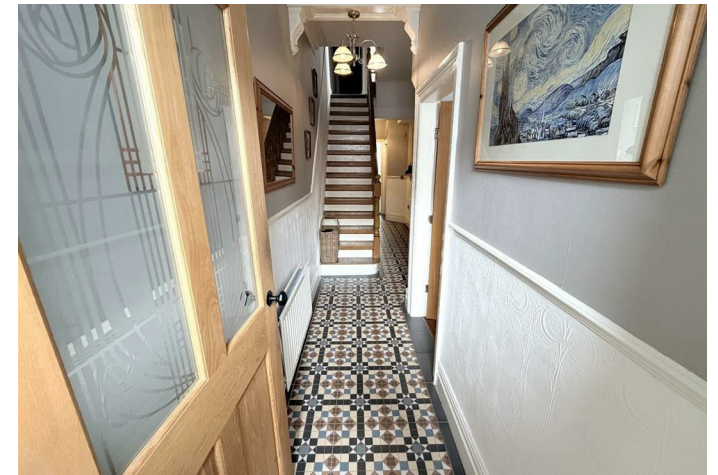


## Wansbeck Gardens Hartlepool, TS26 9JH

An impressive mid terraced property offering significantly upgraded, enhanced and extended accommodation, ideal for family requirements. The home offers a spacious and versatile layout, with four bedrooms, large attic room, two reception rooms, superb open plan kitchen/diner/family room, modern first floor bathroom and additional ground floor shower room with separate WC. An internal viewing comes recommended to appreciate the space on offer, whilst further benefits include gas central heating, complementing sliding 'sash' style uPVC double glazing, bi-fold doors, upgraded internal doors and EV charger with an innovative protective cross pavement gully (perfect for homes without a drive).

The full layout comprises: entrance lobby into a welcoming entrance hall with attractive tiled floor and access to both reception rooms, the rear reception room opens to private outdoor sitting area, whilst the front reception room is currently used as a home office. The stunning open plan kitchen/diner/family room offers an enviable place for entertaining with bi-fold doors opening to the rear garden. A useful utility, ground floor shower and guest WC complete the ground floor. To the first floor are four bedrooms, with three doubles and one single, they are served by a beautifully upgraded family bathroom which incorporates a three piece suite and chrome fittings. A large attic room completes the layout and offers a variety of uses.

Externally is a low maintenance front palisade, private outdoor sitting area with access from the rear reception room and a good size rear garden with patio, lawn, attractive brick boundary and useful storage shed. Wansbeck Gardens is located between Park Road and Elwick Road, with easy access to schools and amenities, whilst being within a short stroll of Hartlepool town centre. **EARLY VIEWING RECOMMENDED.**











## GROUND FLOOR

### ENTRANCE LOBBY

Accessed via double glazed composite entrance door with uPVC double glazed fanlight above, tiled flooring, dado rail, deep coving to ceiling, glazed internal door with etched glass fanlight above.

### ENTRANCE HALL 6' x 26'3 (1.83m x 8.00m)

An inviting entrance hall which is fitted with attractive 'mosaic' style tiled flooring, spindled staircase to the first floor with newel post, dado rail, deep coving to ceiling, feature archway, double radiator, access to both reception rooms.

### FRONT RECEPTION 12'5 x 12'5 (3.78m x 3.78m)

Currently used as a home office with a large bay window to the front aspect incorporating attractive sliding 'sash' style uPVC double glazing and shutter blinds, attractive exposed varnished wood flooring, period fire surround with beautiful cast iron insert and gas fire, granite base, deep coving to ceiling, radiator.

### REAR RECEPTION 10'11 x 15'8 (3.33m x 4.78m)

Currently used as a sitting room with uPVC double glazed door and matching side screens with rose fanlight above giving access to a pleasant outdoor sitting area, quality oak flooring, deep coving to ceiling, wall mounted television point, upgraded silver 'column' style radiator.

### OPEN PLAN KITCHEN/DINER/FAMILY ROOM

#### KITCHEN AREA 9'4 x 14'10 (2.84m x 4.52m)

Fitted with a range of cream 'shaker' style units with complementing varnished worktops with a 'Belfast' style sink and mixer tap over, recess with Rangemaster cooker included, three speed extractor hood over, white 'brick' style tiling to splashback, shelved storage area, recess for 'American' style fridge/freezer, glass fronted display cabinets to eye-level, concealed gas central heating boiler, uPVC double glazed window to the side, inset spotlighting to the ceiling, tiled flooring, convactor radiator.

#### SITTING & DINING AREA 13'11 x 18'4 (4.24m x 5.59m)

Matching tiled flooring with underfloor heating, large lantern to roof, inset spotlighting, double glazed composite door to the outdoor sitting space, bi-folding doors to the rear garden, wall mounted television point.

#### SEPARATE UTILITY ROOM 4'11 x 7'1 (1.50m x 2.16m)

Fitted units, worktop with inset single drainer stainless steel sink unit with mixer tap, recess for dishwasher, recess for washing machine, tumble dryer over, tiled splashback, uPVC double glazed 'sash' style window to the side aspect.

#### GROUND FLOOR SHOWER ROOM

Double shower cubicle with glass screen, overhead shower and separate attachment, attractive tiling to walls, contrasting tiled floor, inset spotlighting to the ceiling, extractor fan, chrome heated towel radiator.

#### SEPARATE GUEST WC

Fitted with a two piece white suite comprising: inset wash hand basin with mixer tap and vanity cabinet below, close coupled WC, tiling to splashback and flooring.

#### FIRST FLOOR; HALF LANDING

Fitted carpet, dado rail, access to bedroom three and the family bathroom.

#### BEDROOM THREE 9'8 x 11'1 (2.95m x 3.38m)

uPVC double glazed sliding 'sash' style window to the rear aspect, fitted carpet, single radiator.

#### FAMILY BATHROOM/WC 6'8 x 5'9 (2.03m x 1.75m)

Fitted with a beautiful three piece suite comprising: free standing 'roll-top' style bath with mixer tap over and shower attachment, inset wash hand basin with central mixer tap and vanity cabinet below, concealed WC with matching back and vanity area above, large vanity mirror, attractive tiled walls, inset spotlighting to the ceiling, uPVC double glazed sliding 'sash' style window to the side aspect, chrome heated towel radiator.

#### MAIN LANDING

Access to bedrooms and attic room.

#### BEDROOM ONE 11'10 x 12'6 (3.61m x 3.81m)

Large bay window incorporating uPVC double glazed sliding 'sash' style window and shutter blinds, storage to alcoves, fitted carpet, picture rail, coving to ceiling, single radiator.

#### BEDROOM TWO 11'7 x 12'6 (3.53m x 3.81m)

Built-in storage to alcoves, uPVC double glazed sliding 'sash' style window to the rear aspect, coving to ceiling, fitted carpet.

#### BEDROOM FOUR 6'8 x 9' (2.03m x 2.74m)

uPVC double glazed sliding 'sash' style window to the front aspect with shutter, fitted carpet, picture rail.

#### ATTIC ROOM 15'1 x 13'2 (4.60m x 4.01m)

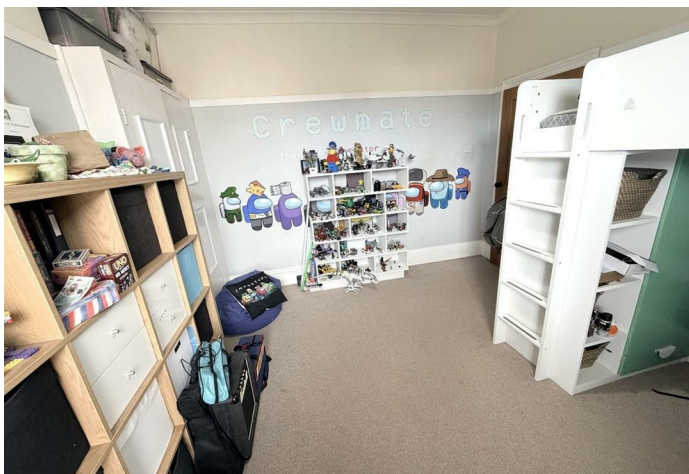
Offering a variety of uses, with double glazed 'Velux' style windows to the front and rear aspects, eaves storage, walk-in storage cupboard, fitted carpet, lighting, power points.

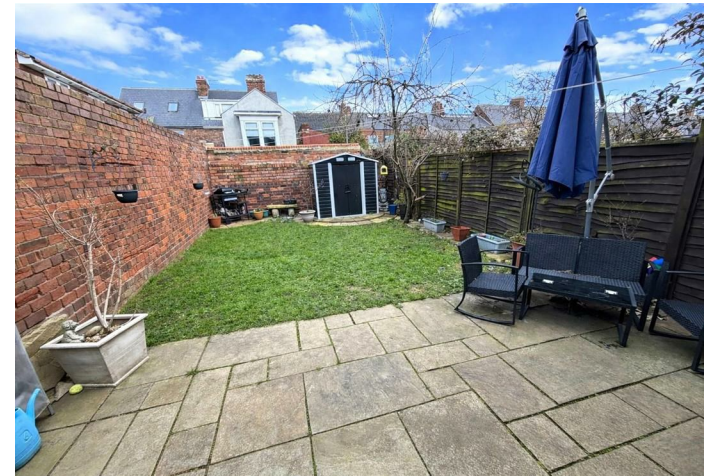
#### EXTERNALLY

The property features a low maintenance palisade to the front with wrought iron railings and matching gate; the EV charger is located in a shared passageway to the side. The enclosed rear garden incorporates lawn and patio areas with part brick and part fenced boundary which should, again, prove to be low maintenance. An outdoor sitting space can be accessed via the rear reception room and kitchen/diner/family room.

#### 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.







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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