

**\*\* NO FORWARD CHAIN \*\* NEW KITCHEN \*\* NEW WET ROOM \*\*** A deceptively spacious and well presented **THREE BEDROOM** mid terrace property, with recently replaced kitchen and shower room. The home offers accommodation that features **TWO RECEPTION ROOMS**, gas central heating, uPVC double glazing, working alarm, brand new roof and has recently been fully rewired. An internal viewing is highly recommended. The full layout comprises: entrance hall with stairs to the first floor and access to the bay fronted lounge, the separate dining room links to the modern well fitted kitchen and through to the rear lobby and wet room. To the first floor are three bedrooms (bedroom one with fitted wardrobes). Externally is a low maintenance palisade to the front, with a tidy enclosed rear garden. Wharton Terrace is situated within close proximity of schools and amenities on Raby Road.

**Wharton Terrace, Hartlepool, TS24 8NW**

**3 Bed - House - Mid Terrace**

**£80,000**

**EPC Rating: D**

**Council Tax Band: A**

**Tenure: Freehold**



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**Wharton Terrace, Hartlepool, TS24 8NW**



## **GROUND FLOOR**

### **HALLWAY**

uPVC double glazed glass panelled door, radiator, staircase to first floor landing.

### **LOUNGE**

**14'9 x 11'4 (4.50m x 3.45m)**

uPVC double glazed bay window to front aspect, living flame 'coal' effect gas fire with surround, radiator, glass panelled doors into the dining room.



### **DINING ROOM**

**14'4 x 7'7 (4.37m x 2.31m)**

uPVC double glazed French doors opening onto the rear yard, built-in storage, radiator.



### **KITCHEN**

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

Fitted with a range of modern high gloss wall, base and drawer units with contrasting work surfaces, inset sink and drainer with mixer tap, four ring gas hob with illuminating extractor, fan assisted oven and built-in microwave, integrated fridge and freezer, uPVC double glazed window to rear, door into rear lobby.

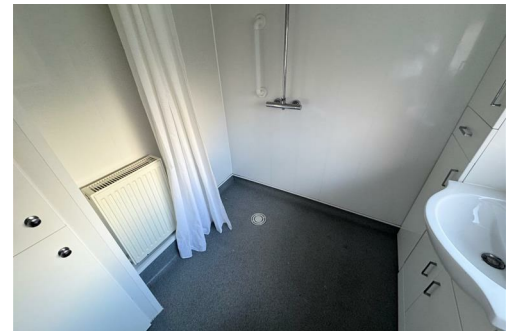


### **REAR LOBBY**

Plumbing for washing machine, uPVC double glazed glass panelled door opening onto the rear yard.

### **WET ROOM/WC**

White and chrome suite with wall mounted thermostatic shower, wash hand basin with vanity storage and low level WC; uPVC double glazed window to rear, radiator.



## **FIRST FLOOR**

### **BEDROOM 1 (front)**

**13'4 x 12'9 (4.06m x 3.89m)**

uPVC double glazed window, built-in mirrored wardrobes, radiator.

### **BEDROOM 2 (rear)**

**10'4 x 8'2 (3.15m x 2.49m)**

uPVC double glazed window to rear, radiator.

### **BEDROOM 3 (rear)**

**7'8 x 6'10 (2.34m x 2.08m)**

uPVC double glazed window to rear, radiator.



# Wharton Terrace, Hartlepool, TS24 8NW

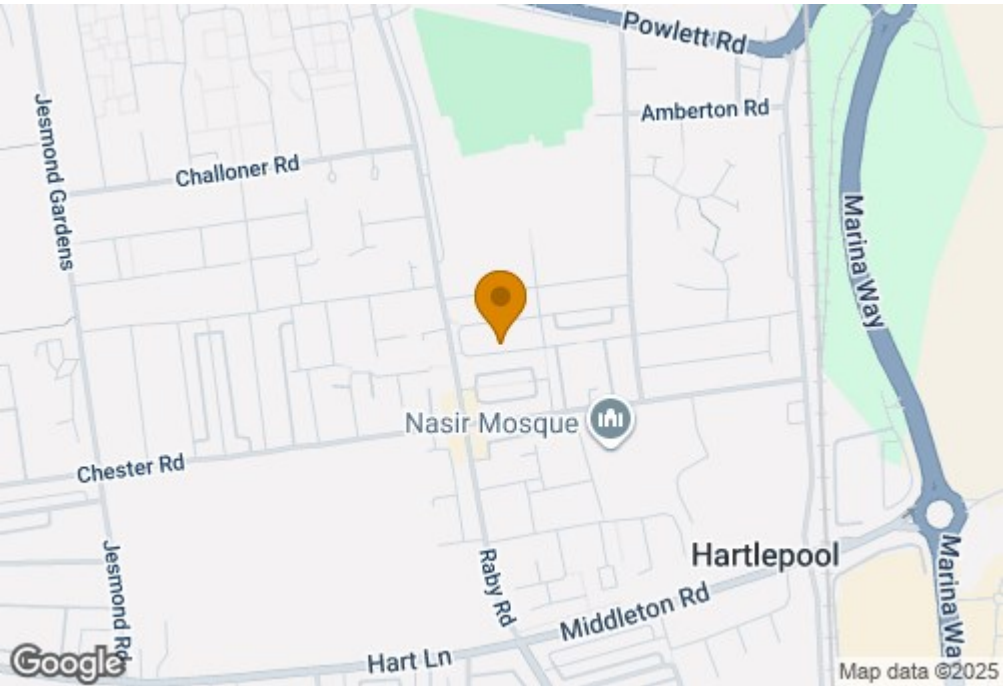


## EXTERNALLY

To the rear of the property is an enclosed yard, with raised flower beds, artificial turf and decorative stones. To the front is a small enclosed palisade garden with gated access.

## NB

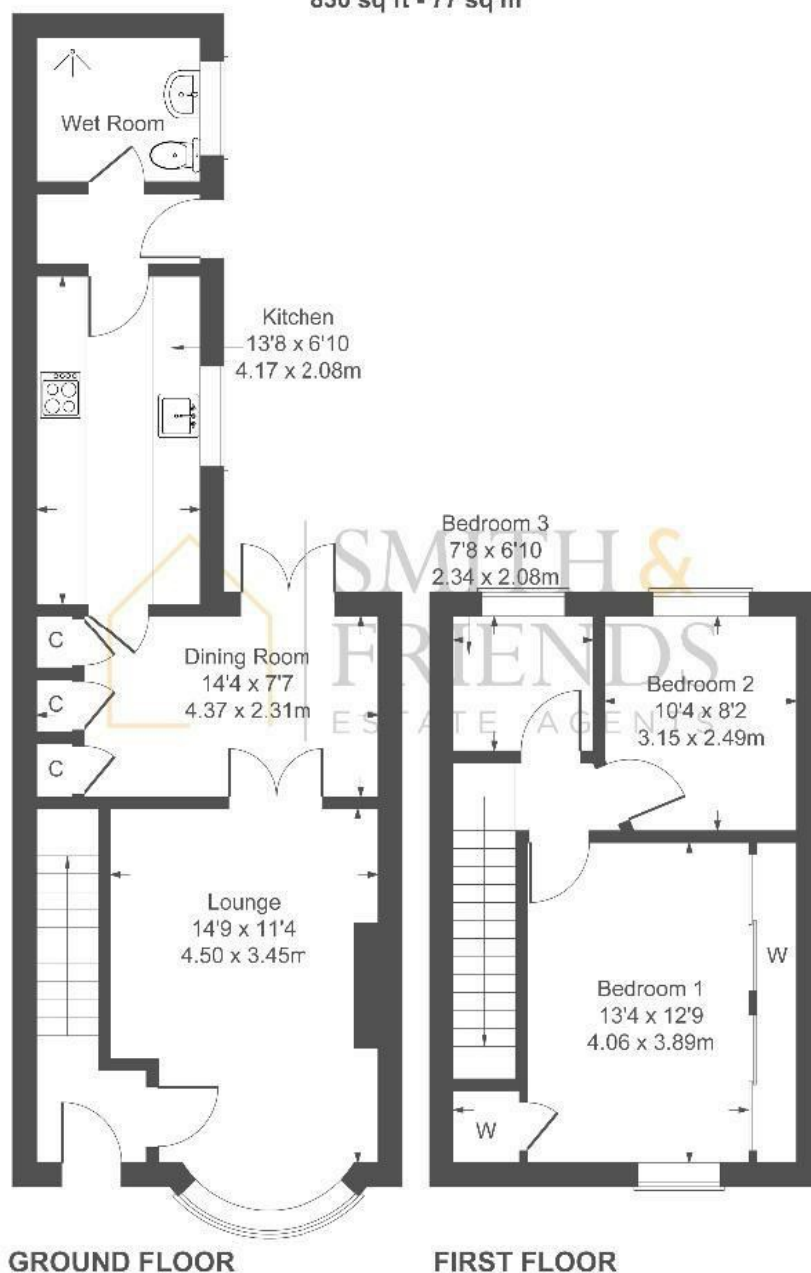
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



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		
	63	76
England & Wales		EU Directive 2002/91/EC

## Wharton Terrace

Approximate Gross Internal Area  
830 sq ft - 77 sq m



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.

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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