



Westbourne Road, Hartlepool, TS25 5RE
3 Bed - House - Mid Terrace
£146,400

Council Tax Band: B
EPC Rating: C
Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS



Westbourne Road, TS25 5RE

*** NO CHAIN INVOLVED *** A deceptively spacious Three bedroom terraced property that has been upgraded and tastefully improved by the current owners. An ideal purchase for family requirements, with further benefits including upgraded uPVC double glazing, upgraded wiring and gas central heating. An internal viewing comes recommended, with a layout which briefly comprises, to the ground floor: entrance vestibule through to the entrance hall with stairs to the first floor, downstairs cloakroom WC. generous bay fronted lounge, opening into the second reception room / dining room and extended breakfast kitchen thats fitted with a comprehensive range of units and integrated appliances. To the first floor, from the half landing is access to the family bathroom which incorporates a modern four piece suite. The main landing gives access to three bedrooms, and useful laundry room. Externally is a low maintenance palisade to the front and an enclosed courtyard style rear garden which enjoys a southerly aspect. Westbourne Road is well situated within walking distance of schools and amenities, whilst being conveniently located close to Hartlepool town centre.

GROUND FLOOR

ENTRANCE VESTIBULE

uPVC DG glass panelled door, door into the hallway.

HALLWAY

Spindle staircase to first floor landing, radiator and under stairs storage cupboard.

DOWNSTAIRS TOILET

White and chrome suite with low level WC. and wash hand basin with vanity storage.

LOUNGE

UPVC DG Bay window to front aspect, living flame white pebble effect gas fire and modern surround, radiator and opening into the dining room.

DINING ROOM /SECOND RECEPTION ROOM

uPVC DG window to rear and radiator.

EXTENDED BREAKFAST KITCHEN

Fitted with a comprehensive range of wall, base and drawer units with contrasting worktops. Inset sink and drainer with mixer tap. Halogen hob with illuminating extractor and fan assisted oven. Integrated fridge and freezer, Space for dining table and uPVC DG French doors opening onto the rear garden.

FIRST FLOOR

LANDING

Large airing cupboard, loft access.

BEDROOM 1 (FRONT)

uPVC DG window to front aspect and radiator

BEDROOM 2 (REAR)

UPVC DG window to rear and radiator.

BEDROOM 3 (FRONT)

UPVC DG window to front and radiator.

LAUNDRY ROOM

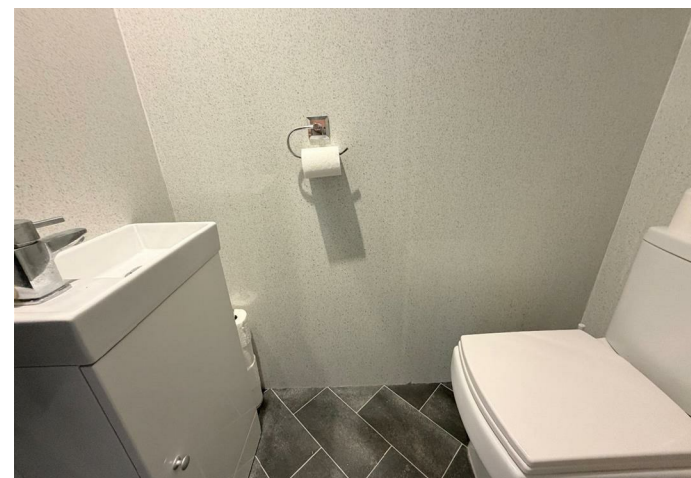
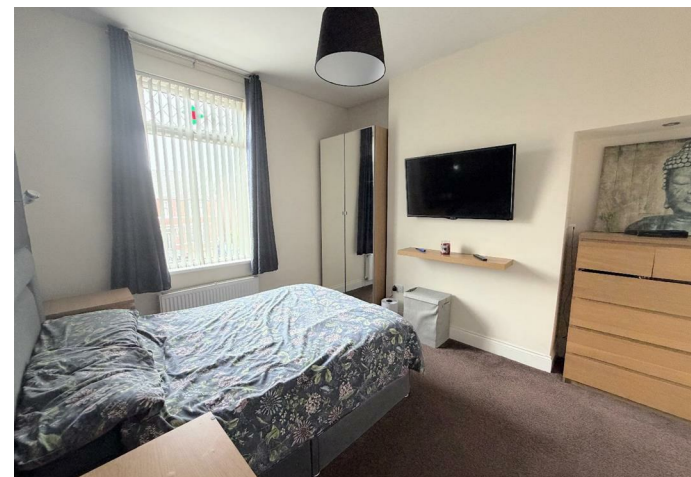
Plumbing for washing machine, radiator and uPVC DG window.

FAMILY BATHROOM

Four piece white and chrome suite with double shower, panelled bath, wash hand basin with vanity storage and low level WC. Co ordinated tiled splash back, radiator and uPVC DG window to rear.

EXTERNALLY

Externally is a low maintenance palisade to the front and an enclosed courtyard style rear garden which enjoys a southerly aspect.









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		

82

69

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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