



**Wolsingham Road, Hartlepool TS24 9NJ**

**welcome to**

## **Wolsingham Road, Hartlepool**

PUBLIC NOTICE

23 Wolsingham Road, TS24 9NJ. We are acting in the sale of the above property and have received an offer of £225,000. Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place.

EPC Rating: B

### **Externally**

#### **Front Garden**

Double block paved drive, small lawned area.

#### **Rear Garden**

Fenced all the way around with 7ft fence, small decked area with raised bed, paved area with step directly outside of the double glazed french doors.

#### **Garage**

Up and over door.

#### **Entrance**

Accessed via composite double glazed door with feature frosted glass side panel, radiator, staircase leading to first floor.

#### **Reception Room**

13' 9" x 13' 11" ( 4.19m x 4.24m )

UPVC double glazed window to front, radiator, TV point.

#### **Kitchen / Diner**

18' 3" maximum x 20' 7" ( 5.56m maximum x 6.27m )

Radiator, cottage style matt grey wall and base units with contrasting laminate work surfaces and matching surround, stainless steel extractor with stainless steel integrated gas hob, integrated electric oven, microwave and fridge freezer, plumbing for dishwasher, island with contrasting work surfaces with range of matching doors and cupboards, UPVC double glazed window to rear, 1.1/2 sink with drainer and mixer tap, UPVC double glazed french doors to rear, snug area also has a radiator.

#### **Utility Room**

5' 8" x 4' 1" ( 1.73m x 1.24m )

Plumbing for washing machine, space for dryer, UPVC double glazed window to rear, matching kitchen work surface with matching wall mounted cupboard.

#### **Cloakroom**

UPVC double glazed window to rear, white pedestal wash hand basin with tiled splashback, low flush WC, radiator.

#### **First Floor Landing**

Loft void access, large floor to ceiling feature double glazed UPVC window looking to the front, radiator, small storage cupboard housing the water boiler tank.

#### **Bedroom 1**

14' 2" maximum x 13' 10" ( 4.32m maximum x 4.22m )

UPVC double glazed window to front, central heating controls, radiator.

#### **Dressing Area**

9' 10" maximum x 4' ( 3.00m maximum x 1.22m )

#### **En Suite Shower Room**

Pedestal wash hand basin with tiled splashback, tiled window with UPVC double glazed window to side, low level low flush WC, radiator, double walk in shower with glass sliding door with overhead mixer shower head plus floor to ceiling wall tiles inside of shower.

#### **Bedroom 2**

12' x 12' 3" maximum ( 3.66m x 3.73m maximum )

UPVC double glazed window to rear, radiator.



### **Bedroom 3**

13' 4" maximum x 11' 11" ( 4.06m maximum x 3.63m )  
UPVC double glazed window to rear, radiator.

### **Bedroom 4**

10' x 8' 11" ( 3.05m x 2.72m )  
UPVC double glazed window to front, radiator.

### **Family Bathroom**

3 piece suite comprising of:- low level low flush WC,  
pedestal wash hand basin with mixer tap, panelled  
bath with chrome mixer tap, tiled surround around,  
tiled window sill, tiled storage section at top end of  
bath, radiator, UPVC double glazed window to rear,  
extractor fan.



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## Wolsingham Road, Hartlepool

- 2 RECEPTION ROOMS
- OPEN PLAN DINING/KITCHEN
- MASTER BEDROOM WITH ENSUITE AND WALK IN WARDROBE
- LARGE REAR GARDEN
- DOUBLE DRIVEWAY & GARAGE

Tenure: Freehold EPC Rating: B

# £210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HAR118107 - 0010

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