



Westbourne Road, Hartlepool TS25 5RB

welcome to

Westbourne Road, Hartlepool

A well presented, 5 bedroomed mid terraced home sprawling over 3 floor with a South facing rear "yarden" and plenty of on street parking to the front. This home has been well maintained and has no onward chain.

Entrance Hall

Accessed via UPVC double glazed door to front, staircase to first floor, understairs storage cupboard, radiator.

Lounge

15' 1" maximum x 16' 4" maximum into bay (4.60m maximum x 4.98m maximum into bay)
Bay window to front, fireplace with gas fire, coved cornicing, picture rail, radiator.

Dining Room

13' 2" x 13' 9" (4.01m x 4.19m)
French doors to rear, fireplace with gas fire, picture rail, radiator.

Kitchen / Diner

10' 8" x 20' 3" (3.25m x 6.17m)
2 windows to side, wall and base units with contrasting working surfaces and co-ordinating splash back, built in oven, hob and hood, stainless steel sink drainer unit with mixer tap, cupboard housing boiler.

Utility Room

8' 4" x 5' 7" (2.54m x 1.70m)
Recess and plumbing for washing machine, work surfaces, window to side, door to side.

Shower Room

Shower cubicle, pedestal wash hand basin, low level low flush WC, window to side, radiator.

First Floor Landing

Radiator.

Bedroom 1

11' x 13' 6" maximum (3.35m x 4.11m maximum)
2 windows to front, built in double wardrobes and

over head storage, radiator.

Bedroom 2

10' 1" x 13' 9" excluding recess (3.07m x 4.19m excluding recess)
Window to rear, fitted wardrobes, radiator.

Bedroom 3

9' 5" x 7' 5" (2.87m x 2.26m)
Window to front, radiator.

Bathroom

Shower cubicle, bath, pedestal wash hand basin, window to rear, radiator.

Separate W C

Window to side, low level low flush WC.

Half Landing To Second Floor

Cupboard storage to eaves.

Second Floor Landing

2 cupboards, skylight.

Bedroom 4

13' 3" maximum x 11' 9" maximum (4.04m maximum x 3.58m maximum)
Window to rear, radiator.

Bedroom 5

13' 6" maximum x 13' 4" (4.11m maximum x 4.06m)
Window to front, radiator.

Box Room

Window to front, skylight, radiator.





Front

Palisade, on street parking.

Rear Yarden

Astro turf, paved, outbuilding, South facing.



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welcome to

Westbourne Road, Hartlepool

- SOUTH FACING REAR "YARDEN"
- NO ONWARD CHAIN
- WELL MAINTAINED
- WELL PRESENTED
- SPRAWLS OVER 3 FLOORS

Tenure: Freehold EPC Rating: D

£160,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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