



**Westbourne Road, Hartlepool TS25 5RB**

**welcome to**

## **Westbourne Road, Hartlepool**

This deceptively spacious and beautifully decorated three-bedroom end terrace home is an ideal choice for first-time buyers, offering easy access to local amenities, shops, and transport links. The property benefits from UPVC double glazing and gas central heating throughout.

### **Entrance Hallway**

Composite door to front, staircase to first floor, under stairs cupboard.

### **Lounge (rear)**

10' 8" x 16' 3" ( 3.25m x 4.95m )  
Window to rear, radiator.

### **Dining Room (front)**

14' 1" x 10' 6" ( 4.29m x 3.20m )  
Bay window to front, radiator.

### **Kitchen**

16' 9" x 6' 4" ( 5.11m x 1.93m )  
Fitted with a range of high gloss wall and base units with complimenting working surfaces, breakfast bar, stainless steel sink/drain unit with mixer tap, built in oven, hob and extractor hood, radiator, window to side, French doors to side.

### **Rear Lobby**

Window to side, utility area, utility cupboard, plumbing for washing machine, boiler.

### **Guest Wc**

Window to rear, low level low flush wc.

### **First Floor**

### **Landing**

Loft access.

### **Bedroom 1**

14' 7" x 10' 2" Into bay ( 4.45m x 3.10m Into bay )  
Bay window to front, radiator.

### **Bedroom 2**

10' 6" Max x 10' Max ( 3.20m Max x 3.05m Max )

Window to rear, radiator.

### **Bedroom 3**

8' 9" Max x 5' 10" Max ( 2.67m Max x 1.78m Max )  
Window to front, over stairs storage cupboard, radiator.

### **Bathroom**

Window to rear, vanity wash hand basin, bath with mixer tap and shower over, low level low flush wc, chrome heated towel rail.





## Externally

### Front Garden

Palisade.

### Rear Garden

Astro turf and patio area, personal door leading to garage.

### Garage



**view this property online** [mannersandharrison.co.uk/Property/HAR118817](https://mannersandharrison.co.uk/Property/HAR118817)



welcome to

## Westbourne Road, Hartlepool

- 2 RECEPTION ROOMS
- MODERN KITCHEN
- UTILITY AREA
- REAR GARDEN
- GARAGE

Tenure: Freehold EPC Rating: F

**£135,000**



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](http://www.focalagent.com)

**view this property online** [mannersandharrison.co.uk/Property/HAR118817](http://mannersandharrison.co.uk/Property/HAR118817)



Property Ref:  
HAR118817 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

manners & harrison



**01429 261351**



[Hartlepool@mannersandharrison.co.uk](mailto:Hartlepool@mannersandharrison.co.uk)



Shrewsbury House 129 York Road,  
HARTLEPOOL, Durham, TS26 9DW



[mannersandharrison.co.uk](http://mannersandharrison.co.uk)

Manners & Harrison is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.