



**Whin Meadows, Hartlepool TS24 9NT**

**welcome to**

## **Whin Meadows, Hartlepool**

Three bedroomed, detached home in Whin Meadows, close to local amenities, shops and transport links. A great first time buyer opportunity for anyone looking to get on the property ladder.

### **Entrance Hallway**

Entered via wooden double glazed door, wood flooring, radiator, doors leading to all principle rooms.

### **Kitchen**

9' 7" x 7' 9" ( 2.92m x 2.36m )

UPVC double glazed window to front, tiled flooring, radiator, range of grey wall and base units with contrasting working surfaces, tiled splashback, recess and plumbing for dishwasher, stainless steel sink/drainage with swan neck mixer tap, inset electric oven, 4 ring gas hob, recess and plumbing for washing machine, space for free standing fridge freezer.

### **Reception Room 2**

14' 2" x 7' 4" ( 4.32m x 2.24m )

(previously the garage), UPVC double glazed window to front, built in storage cupboard housing boiler.

### **Downstairs W C**

UPVC double glazed window to side, low level low flush WC, wash hand basin on a vanity unit with a tiled splashback, anthracite grey vertical radiator, wood flooring.

### **Lounge / Diner**

14' 3" maximum x 20' 3" ( 4.34m maximum x 6.17m )

UPVC double glazed window to rear, UPVC double glazed sliding doors to rear, 2 radiators, TV point, spotlights to ceiling, wood flooring, stairs leading to first floor.

### **First Floor Landing**

Loft hatch access with pull down ladder, airing cupboard, water tank, radiator.

### **Bedroom 1**

11' 1" x 11' 1" ( 3.38m x 3.38m )

UPVC double glazed window to rear, 2 door mirrored built in sliding wardrobes.

### **En Suite**

UPVC double glazed window to side, low level low flush WC, wash hand basin on a vanity unit with tiled splashback, walk in shower cubicle with tiled surround with rainfall shower head and hand held attachment, spotlights to ceiling, chrome heated towel rail, extractor fan.

### **Bedroom 2**

11' 1" maximum x 12' 10" ( 3.38m maximum x 3.91m )

UPVC double glazed window to front, radiator, 2 door built in sliding mirrored wardrobes.

### **Bedroom 3**

9' 1" onto wardrobes x 8' 11" maximum ( 2.77m onto wardrobes x 2.72m maximum )

UPVC double glazed window to front, radiator, 2 door sliding mirrored wardrobe.

### **Bathroom**

UPVC double glazed window to rear, low level low flush WC, pedestal wash hand basin, panelled bath with shower over, extractor fan, vinyl flooring, radiator.





### Externally

#### Front

Block paved driveway for 2 cars, open plan lawned area.

#### Rear Garden

Fence enclosed, predominately laid to lawn with patio area, shed, access to the front of the property from the side gate.



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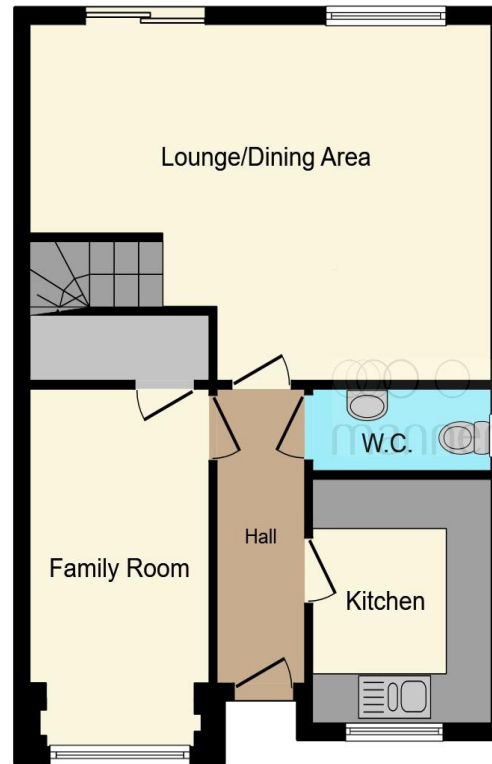
welcome to

## Whin Meadows, Hartlepool

- 2 RECEPTION ROOMS
- 3 DOUBLE BEDROOMS
- MASTER BEDROOM WITH ENSUITE
- DRIVEWAY
- CLOSE TO LOCAL AMENITIES

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

**£165,000**



**Ground Floor**



**First Floor**

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)

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