



**Wansbeck Gardens, Hartlepool TS26 9JH**

**welcome to**

## **Wansbeck Gardens, Hartlepool**

Absolutely immaculate - not a thing out of place in this beautifully presented and extended 3 bedroom (plus loft space) mid terrace home. Lovingly maintained by the current owners for over 40 years, this property offers both charm and space.

### **Entrance Hall**

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

### **Lounge**

12' excluding bay x 13' 4" excluding alcove ( 3.66m excluding bay x 4.06m excluding alcove )  
Bay window to front, ornate fireplace with gas fire, radiator, coved cornicing, picture rail, storage to alcove.

### **Dining Room**

11' 8" into alcove x 13' 9" ( 3.56m into alcove x 4.19m )  
Patio doors to rear, fireplace with gas fire, picture rail, coved cornicing, dado rail, radiator.

### **Breakfasting Kitchen**

32' 3" x 12' 7" maximum ( 9.83m x 3.84m maximum )  
Extended, wall and base units with complementing working surfaces and coordinating splash back tiling, window to side, Neff hob and hood, Zanussi oven, cupboard housing boiler, spotlights, integrated dish washer and wine cooler, Velux window, french doors to rear.

### **Utility / Guest W C**

8' 9" x 5' 3" ( 2.67m x 1.60m )  
Window to side, skylight, plumbing for washing machine, base units, low level low flush WC, wall mounted wash hand basin, radiator.

### **First Floor Landing**

Window to side, radiator, understairs storage cupboard, staircase to second floor (loft room).

### **Bedroom 1**

13' x 9' 8" excluding wardrobes ( 3.96m x 2.95m excluding wardrobes )

Window to front, wall to wall fitted wardrobes, coved cornicing, dado rail, radiator.

### **Bedroom 2**

13' 8" x 12' 9" maximum ( 4.17m x 3.89m maximum )  
Window to rear, built in wardrobes and overhead storage, radiator.

### **Bedroom 3**

6' 8" x 9' 8" ( 2.03m x 2.95m )  
Window to rear, picture rail, coved cornicing, radiator.

### **Bathroom**

5 piece suite, bidet, bath, pedestal wash hand basin, low level low flush WC, shower cubicle, spotlights, radiator.

### **Loft Room**

Fixed staircase, skylights, storage to eaves, radiator.





### **Externally**

#### **Front**

Palisade, on street parking.

#### **Rear Garden**

West facing, lawn, garden shed, patio to side and rear.



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## Wansbeck Gardens, Hartlepool

- IMMACULATE
- UTILITY
- EXTENDED
- WEST FACING REAR GARDEN
- 2 RECEPTION ROOMS

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

**£185,000**



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