



Westbourne Road, Hartlepool, TS25 5RE

welcome to

Westbourne Road, Hartlepool

This grand family residence is steeped in traditional character and charm, occupying a substantial plot that offers both space and versatility.

Entrance Vestibule

Entered via a wooden door into entrance vestibule, dado rail, coved cornicing, ceiling rose, feature original tiled flooring, wooden glass door that leads into a grand entrance hallway.

Entrance Hallway

Feature tiled flooring, wall panelling, dado rail, coved cornicing, ceiling rose x 2, stairs leading to half landing, doors leading to all principle rooms.

Reception Room 1

13' 9" x 14' 5" (4.19m x 4.39m)

UPVC double glazed window to front, decorative coved cornicing, 3/4 picture rail, ceiling rose, wood flooring, coal effect gas fire with decorative wood surround and marble hearth, Lincrusta wall panelling in between the cornicing and picture rail.

Reception Room 2

14' 8" Max x 16' 2" Excluding bay window (4.47m Max x 4.93m Excluding bay window)

UPVC double glazed bay window to front, decorative coved cornicing, ceiling rose, radiator, serving hatch into the kitchen, wood floor border with carpeted central feature, cast iron log burner with decorative marble surround and hearth, 3/4 picture rail, Lincrusta in between picture rail and cornicing, TV point.

Reception Room 3

14' 4" Max x 20' Excluding bay window (4.37m Max x 6.10m Excluding bay window)

UPVC double glazed bay window to front and rear, dual aspect, decorative coved cornicing, ceiling rose, 3/4 picture rail, Lincrusta in between picture rail and cornicing, TV point, open fire with tiled hearth and marble surround.

Cloakroom

5' 6" x 13' (1.68m x 3.96m)

UPVC double glazed window to side, radiator, solid wood flooring.

Reception Room 4

12' 4" x 11' 8" (3.76m x 3.56m)

UPVC double glazed window to rear, coved cornicing, ceiling rose, 3/4 picture rail, radiator.

Reception Room 5 / Study

7' 9" x 6' 5" (2.36m x 1.96m)

Currently used as a study, UPVC double glazed window to rear, radiator.

Kitchen

14' 7" x 12' 5" (4.45m x 3.78m)

UPVC double glazed window to side, LVT flooring, beautiful range of cream shaker style wall and base units with complimenting marble sparkle work surfaces in black with matching upstands, space for American style fridge freezer, space for a range style cooker with stainless steel extractor over and stainless steel splashback, inset 1 1/2 bowl bowl stainless steel sink with groove drainer and swan neck mixer tap, peninsular with seating, wine rack storage, integrated microwave, large pantry cupboard, coved cornicing, 3/4 picture rail, feature laminate wall coverings.

Utility

8' x 14' 4" (2.44m x 4.37m)

UPVC double glazed window to side, radiator, wetroom flooring, laminate feature wood effect wall covering, cream shaker style wall and base units with complimenting marble work surfaces in black with matching upstands, inset sink with swan neck mixer tap, plumbing and recess for washing machine,





recess for tumble dryer, space for free standing fridge freezer.

Rear Lobby/ Downstairs Wc

Rear lobby leads to downstairs wc, low level low flush wc, wetroom flooring, radiator, pedestal wash hand basin, part tiled walls, extractor fan, rear lobby also gives access to rear garden via a wooden door.

Basement

13' 4" x 14' 8" (4.06m x 4.47m)
Currently housing the boilers and hot water tanks, power and light.

Half Landing

UPVC double glazed arched window leading to the rear, gives access to bedrooms 1, 2, 3 and 4, fixed staircase leading to the top floor, coved cornicing, 3 ceiling roses, radiator x 2.

Bedroom 1

14' 8" x 13' 9" (4.47m x 4.19m)
UPVC double glazed window to the side, wood flooring, radiator, two doors leading into the en suite.

En Suite

Bright and airy with three UPVC double glazed windows one to each side and the rear, free standing bath, wood flooring, 2 chrome heated towel rails, half tiled walls, corner shower cubicle with tiled surround and shower head, pedestal wash hand basin, low level low flush wc, cladded ceiling.

Bedroom 2

14' 8" Max x 13' 3" Max (4.47m Max x 4.04m Max)
UPVC double glazed window to front, 2 radiators, coved cornicing, door leading to en suite.

En Suite/ Shower Room

Low level low flush wc, wash hand basin on a vanity unit, wood flooring, corner shower cubicle with electric shower and hand held shower

attachment, bathroom wall boarded walls, extractor fan.

Bedroom 3

13' 9" Max x 14' 5" (4.19m Max x 4.39m)
UPVC double glazed window to front, radiator, coved cornicing, built in storage cupboard, door leading to the en suite.

En Suite / Shower Room

UPVC double glazed window to front, laminate flooring, tiled walls, low level low flush wc, wash hand basin on a vanity unit, corner shower cubicle with rainfall shower head and hand held attachment.

Bedroom 4

17' 2" Max x 12' 4" Max (5.23m Max x 3.76m Max)
UPVC double glazed window to the rear, x 2 radiator, door leading to the en suite.

En Suite/ Shower Room

UPVC double glazed window to side, chrome heated towel rail, tiled walls, wood floor, low level low flush wc, pedestal wash hand basin with mixer tap, corner shower cubicle with hand held shower attachment, extractor fan.

First Floor Landing

Wooden fire exit door which leads into rear garden.

Wet Room

UPVC double glazed window to rear, low level low flush wc, tiled flooring, tiled walls, pedestal wash hand basin, wetroom shower.

Bedroom 5

10' 6" x 14' 8" (3.20m x 4.47m)
UPVC double glazed window to front, radiator, built in storage cupboard, door leading to en suite.

En Suite

UPVC double glazed window to the rear, bathroom wall boarded walls, low level low flush wc, wash



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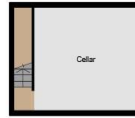
welcome to

Westbourne Road, Hartlepool

- MULTIPLE RECEPTION ROOMS.
- 5 EN SUITES.
- LARGE MODERN KITCHEN.
- 7 BEDROOMS.
- LARGE DRIVEWAY.

Tenure: Freehold EPC Rating: F
Council Tax Band: D

£450,000



Cellar



Ground Floor



First Floor



Second Floor

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