



Westbrooke Avenue, Hartlepool TS25 5HY

welcome to

Westbrooke Avenue, Hartlepool

This beautifully presented, three bedroom, semi-detached, family home is situated in the ever popular Brook Estate and has been lovingly cared for and maintained throughout.

Entrance Hallway

Entered via UPVC double glazed door, stairs to first floor, coved cornicing, radiator, understairs storage cupboard, door leading into reception room and kitchen.

Lounge

15' 7" x 11' 8" maximum (4.75m x 3.56m maximum)
UPVC double glazed door to rear with window panels either side, radiator, serving hatch looking into the kitchen, TV point, coved cornicing, ceiling rose, feature electric fire with marble surround and hearth, opening into dining room.

Dining Room

11' 8" x 9' 8" excluding bay window (3.56m x 2.95m excluding bay window)
UPVC double glazed bay window to front, radiator, dual fuel log burner with brick surround and hearth plus wooden mantle over, coved cornicing, ceiling rose.

Kitchen

12' 1" x 6' 3" (3.68m x 1.91m)
UPVC double glazed window to rear, tiled splashback, tiled walls, beautiful range of white gloss wall and base units with complementing working surfaces, radiator, tiled floor, plumbing and recess for washing machine, white inset 1. 1/2 sink/drainers with mixer tap, inset electric oven, 4 ring gas hob with extractor over, space for free standing fridge freezer.

First Floor Landing

UPVC double glazed window to side, loft hatch access with pull down ladder, doors leading to bedrooms and family bathroom.

Bedroom 1

10' 9" maximum x 11' excluding bay window (3.28m maximum x 3.35m excluding bay window)
UPVC double glazed window to front, radiator, coved cornicing.

Bedroom 2

12' 4" x 10' 9" (3.76m x 3.28m)
UPVC double glazed window to rear, radiator, 3 door built in sliding wardrobes.

Bedroom 3

7' 1" x 7' 5" (2.16m x 2.26m)
UPVC double glazed window to front, radiator, coved cornicing.

Family Bathroom

Great size with a 4 piece suite, UPVC double glazed window to side and rear, panelled bath with mixer tap, low level low flush WC, radiator, part tiled walls, pedestal wash hand basin, corner shower cubicle with tiled surround and handheld shower attachment, tiled flooring.

Externally

Front

Low maintenance, wall enclosed with an attractive block paved shared driveway that leads down to the garage at the rear.

Rear Garden

Shaped lawn area, mature planted borders, not directly overlooked, outdoor tap, patio area, wooden gate that leads to side of the property for access to the front.



Large Garage

UPVC double glazed window to the side, personnel door to side, remote control roller shutter door, workshop to the rear, power and lighting, alarmed.



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Westbrooke Avenue, Hartlepool

- POPULAR LOCATION
- LARGE GARAGE
- SHARED DRIVEWAY
- LOG BURNER
- PERFECT FOR GROWING FAMILIES

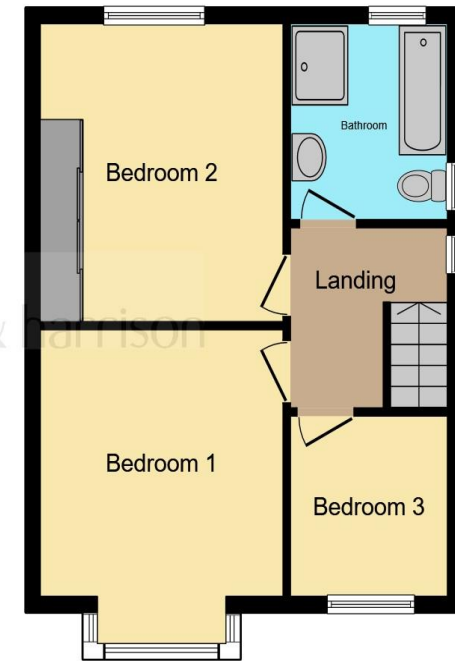
Tenure: Freehold EPC Rating: D

Council Tax Band: C

£170,000



Ground Floor



First Floor

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Property Ref:
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