



Westbrooke Avenue, Brooke Estate, TS25 5HZ
3 Bed - House - Semi-Detached
£179,999

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



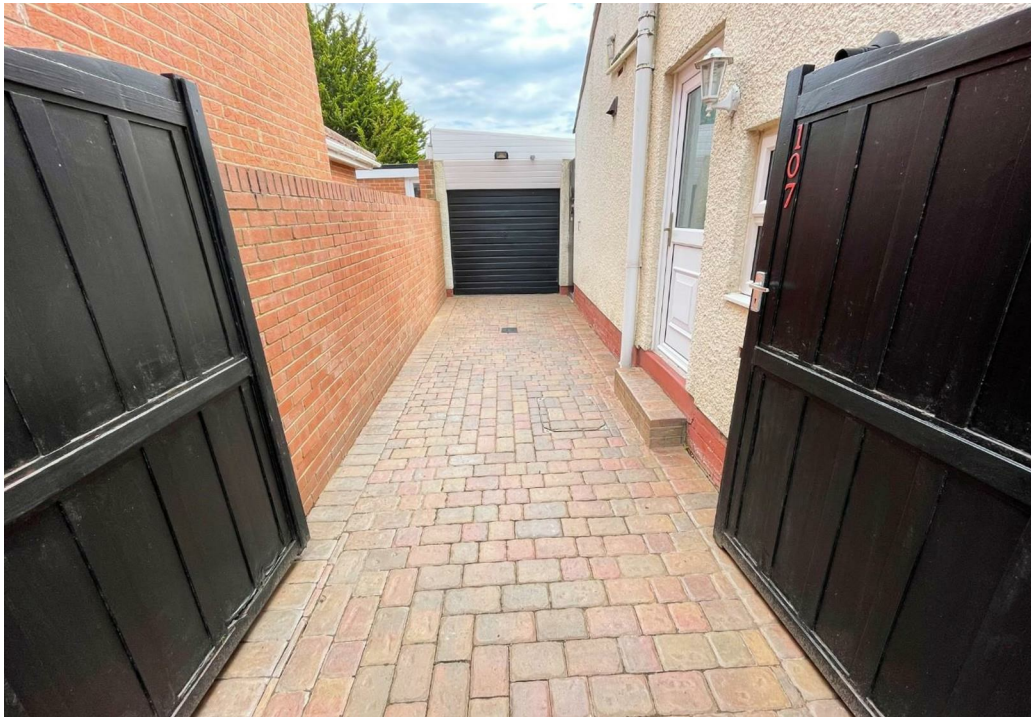
Westbrooke Avenue Brooke Estate, TS25 5HZ

REDUCED NOW £179,999 A three bedroom semi detached property occupying a pleasant position on Westbrooke Avenue, in a popular part of the Brooke Estate with SOUTH FACING REAR GARDEN. The home offers accommodation which features TWO RECEPTION ROOMS and a pleasant CONSERVATORY EXTENSION to the rear. The accommodation further benefits from uPVC double glazing, gas central heating and economical solar panels which are owned and provide a quarterly return. The internal layout comprises: entrance porch through to the entrance hall with stairs to the first floor and access to both reception rooms, the rear sitting room leads to the conservatory extension which provides a pleasant transition between the home and garden. The kitchen is fitted with units to base and wall level with space for free standing appliances. To the first floor are three bedrooms and a spacious shower room which incorporates a three piece suite. Externally is a low maintenance front with a block paved driveway providing useful off street parking, double gates open to a further block paved area which in turn leads to a larger than average garage. The enclosed rear garden incorporates lawn and patio areas with two large ponds and timber storage shed included. An ideal purchase for family requirements with an internal viewing recommended.











GROUND FLOOR

ENTRANCE PORCH

Accessed via uPVC double glazed entrance door, uPVC double glazed windows, 'lamine' effect vinyl flooring, uPVC double glazed door to the entrance hall with matching side screens and fanlight above.

ENTRANCE HALL

Stairs to the first floor, fitted carpet, dado rail, coving to ceiling, double radiator, access to:

FRONT RECEPTION ROOM

11'8 x 10'8 (3.56m x 3.25m)

uPVC double glazed curved bay window to the front aspect, feature fire surround with 'marble' style back and base, inset 'coal' effect gas fire, shelving to alcove, fitted carpet, coving to ceiling, curved single radiator to bay.

REAR RECEPTION ROOM

11'8 x 11'10 (3.56m x 3.61m)

Attractive feature fire surround with chrome inset 'coal' effect fire and 'marble' style back and base, fitted carpet, coving to ceiling, double radiator, uPVC double glazed patio doors to the conservatory extension.

CONSERVATORY EXTENSION

8'11 x 8'4 (2.72m x 2.54m)

uPVC double glazed conservatory extension with door to the rear garden, 'tile' effect vinyl flooring, double radiator.

KITCHEN

17'8 x 5'11 extending to 6'11 (5.38m x 1.80m extending to 2.11m)

Fitted with a range of units to base and wall level with brushed stainless steel rod handles and contrasting work surfaces in an 'L' shaped layout incorporating an inset single drainer stainless steel sink unit with dual taps, recess for gas cooker, tiling to splashback, recess with plumbing for washing machine, space for free standing fridge/freezer, uPVC double glazed window to the rear aspect, laminate flooring, under stairs storage cupboard, door to the side, double radiator.

FIRST FLOOR

LANDING

uPVC double glazed window to the side aspect, fitted carpet, coving to ceiling, hatch to loft space which is part boarded for storage purposes.

BEDROOM ONE

11' x 10'7 (3.35m x 3.23m)

uPVC double glazed curved bay window to the front aspect, fitted carpet, dado rail, coving to ceiling, curved single radiator to bay.

BEDROOM TWO

11' x 10'6 (3.35m x 3.20m)

uPVC double glazed window overlooking the rear garden, fitted carpet, dado rail, coving to ceiling, double radiator.

BEDROOM THREE

7'11 x 6'11 (2.41m x 2.11m)

uPVC double glazed window to the front aspect, fitted carpet, double radiator.

SHOWER ROOM/WC

8' x 6'11 (2.44m x 2.11m)

Fitted with a three piece suite comprising: large walk-in shower with chrome shower and protective glass shower screen, pedestal wash hand basin with chrome dual taps, low level WC, panelling to splashback, uPVC double glazed windows to the side and rear aspects, 'tile' effect vinyl flooring, double radiator.

OUTSIDE

The property features a low maintenance front garden, with a block paved driveway providing useful off street parking, double timber gates open to an additional block paved area providing further off street parking/hardstanding area, whilst leading to the garage. The enclosed rear garden enjoys a southerly aspect, meaning it should prove to be a suntrap in the summer months, with lawn and paved patio areas incorporating two large ponds, useful timber storage shed and fenced boundaries.

GARAGE

19'9 x 9'5 (6.02m x 2.87m)

Accessed via an up and over door to the front, light power points, side door and window to the side aspect.

NB

Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.





Westbrooke Avenue

Approximate Gross Internal Area
1282 sq ft - 119 sq m



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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
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Produced by Potterplans Ltd. 2023

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		74	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating to these services..

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