



\*\*\* WAS £127,000 \*\*\* An impressive THREE BEDROOM mid terrace property offering recently upgraded and improved accommodation, ideal for a wide variety of buyers. The home features a stunning recently refitted kitchen/diner, useful ATTIC ROOM, gas central heating, uPVC double glazing, burglar alarm system and remotely accessed CCTV. Well presented throughout, with an internal viewing recommended and a layout which briefly comprises: entrance vestibule with stairs to the first floor and access to the bay fronted family lounge with modern fire surround and electric fire included, stunning refitted kitchen/diner with built-in appliances, rear lobby with access to the ground floor bathroom, three bedrooms to the first floor, the master bedroom providing access to a generous attic room. Externally is a block paved palisade to the front and a delightful enclosed courtyard to the rear with useful timber storage shed. Shared passage to the side of the property and street parking to the front. Whitfield Drive is located off Stockton Road in a popular area close to amenities. VIEWING RECOMMENDED.

Whitfield Drive, Hartlepool, TS25 5BH

3 Bedroom - House - Mid Terrace

£120,000

EPC Rating: E

Tenure: Freehold

Council Tax Band: A



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ESTATE AGENTS

Whitfield Drive, Hartlepool, TS25 5BH

## GROUND FLOOR

### ENTRANCE VESTIBULE

Accessed via uPVC double glazed entrance door with uPVC double glazed fanlight above, stairs to the first floor, fitted carpet, coving to ceiling, single radiator, access to:

### FAMILY LOUNGE

**15'5 into bay x 12'1 (4.70m into bay x 3.68m)**

An attractively presented lounge with uPVC double glazed bay window to the front aspect, modern feature fire surround with inset electric fire, fitted carpet, coving to ceiling, matching wall lights to alcove, television point, radiator to the bay.

### FULL WIDTH KITCHEN/DINER

**15'2 x 9'5 (4.62m x 2.87m)**

Fitted with a beautiful range of units to base and wall level with complementing 'marble' effect work surfaces incorporating an inset one and a half bowl single drainer stainless steel sink unit with modern spray mixer tap, built-in double oven with five ring gas hob above and three speed extractor hood over, cream 'brick' style tiling to splashback, integrated fridge/freezer, integrated washing machine and dishwasher, downlighting to eye level units, 'laminated' effect vinyl flooring, coving to ceiling, uPVC double glazed window to the rear aspect, useful under stairs storage cupboard, single radiator.

### REAR LOBBY

Shelved storage area, uPVC double glazed door to the rear courtyard, access to:

### GROUND FLOOR BATHROOM/WC

**7'8 x 6'4 (2.34m x 1.93m)**

Fitted with a three piece suite comprising: panelled bath with mixer tap and electric shower over, pedestal wash hand basin with chrome dual taps, low level WC, tiling to splashbacks including over bath shower area, fitted carpet, uPVC double glazed window to the side aspect, double radiator.

## FIRST FLOOR

### LANDING

Fitted carpet, access to three bedrooms.

### BEDROOM ONE

**14'2 into bay x 12'9 (4.32m into bay x 3.89m)**

A good sized master bedroom with fitted wardrobes incorporating sliding doors, hanging rails and shelving, uPVC double glazed bay window to the front aspect, fitted carpet, coving to ceiling, double radiator, television point, stair access to attic room.

### ATTIC ROOM

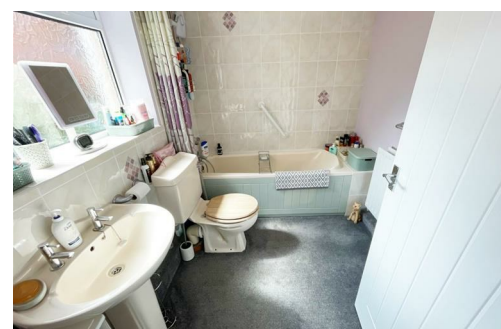
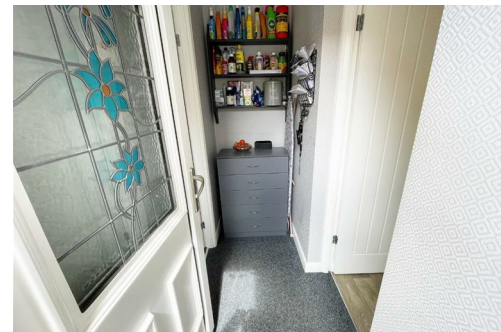
**15'6 x 11'9 excluding eaves (4.72m x 3.58m excluding eaves)**

Ideal for a variety of uses and currently used as home work space with double glazed Velux window to the rear aspect, fitted carpet, light, power points and eaves storage.

### BEDROOM TWO

**11'8 x 8'8 (3.56m x 2.64m)**

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



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**BEDROOM THREE**

8'8 x 7'5 (2.64m x 2.26m)

uPVC double glazed window to the rear aspect, built-in storage cupboard housing gas central heating boiler, fitted carpet, single radiator.

**EXTERNALLY**

The property features a low maintenance, block paved palisade to the front with brick boundary wall and wrought iron gate. The enclosed rear courtyard is paved with planted area, fenced and brick boundary, offering a pleasant outside sitting area. A timber storage shed with light and power is included in the asking price.

**NB 1**

A shared passageway to the side of the property provides access to the rear of the property.

**NB 2**

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.



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**Whitfield Drive**  
 Approximate Gross Internal Area  
 994 sq ft - 92 sq m



**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

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Produced by Potterplans Ltd. 2023

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. We can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

106 York Road, Hartlepool, TS26 9DE  
 01429 891100  
 hartlepool@smith-and-friends.co.uk  
 www.smith-and-friends.co.uk



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