



****CHAIN FREE**** ideal for any growing family this extended three bed semi comes with viewing recommended. Well positioned for local schools and commuter routes. Benefiting from uPVC DG and GCH, and with accommodation comprising of: entrance hall, downstairs toilet, lounge, dining room, conservatory and kitchen. To the first floor there are three bedrooms and a four piece family bathroom. Externally - enclosed rear garden is mainly laid to lawn with paved patio area. The paved front garden provides ample off street parking with side driveway leading to the DOUBLE LENGTH GARAGE.

Westbrooke Avenue, Hartlepool, TS25 5HZ

3 Bedroom - House - Semi-Detached

£165,000

EPC Rating:

Tenure: Freehold

Council Tax Band: C



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ESTATE AGENTS

Westbrooke Avenue, Hartlepool, TS25 5HZ



GROUND FLOOR

Entrance hallway

Upvc DG glass panelled door, staircase to first floor, and radiator.

Downstairs toilet

White low level WC and wash hand basin

Lounge

13'8 x 11'11 (3.96m'2.44m x 3.35m'3.35m)

uPVC DG bay window to front aspect, radiator sliding glass panelled doors opening into the dining room.

Dining Room

16'5 x 12'1 (4.88m'1.52m x 3.66m'0.30m)

Glass panelled French doors opening into the conservatory

Conservatory

8'7 x 10'7 (2.44m'2.13m x 3.05m'2.13m)

Kitchen

19'9 x 6'7 (5.79m'2.74m x 1.83m'2.13m)

Fitted with a range of modern white wall, base and drawer units with contrasting worktops, inset sink and drainer, four ring gas hob with illuminating extractor and fan assisted oven. Space for fridge and freezer plumbing for washing machine, uPVC DG glass panelled door opening onto the rear garden, door to conservatory

Landing

UPVC DG window to side, access to loft

FIRST FLOOR

Bedroom (front)

14' x 11'11 (4.27m' x 3.35m'0.30m)

UPVC DG bay window to front, radiator and fitted wardrobes

Bedroom (rear)

12' x 11'2 (3.66m' x 3.35m'0.61m)

UPVC DG window to rear and radiator

Bedroom (front)

UPVC DG window and radiator

Family Bathroom

Four piece white and chrome suite with panelled bath, separate corner shower cubicle, pedestal wash hand basin and low level WC. UPVC DG window to rear and radiator.

Externally

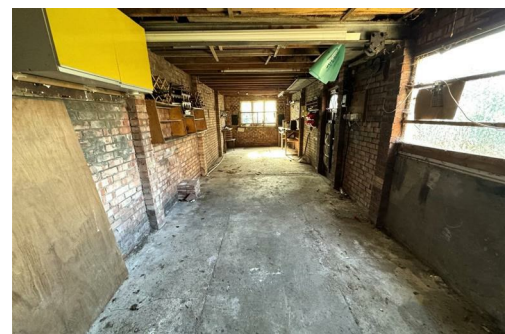
Enclosed rear garden is mainly laid to lawn with paved patio area. The paved front garden provides ample off street parking with side driveway leading to the garage.

Double Length Garage

Access via up and over door to the front, personal door from the garden

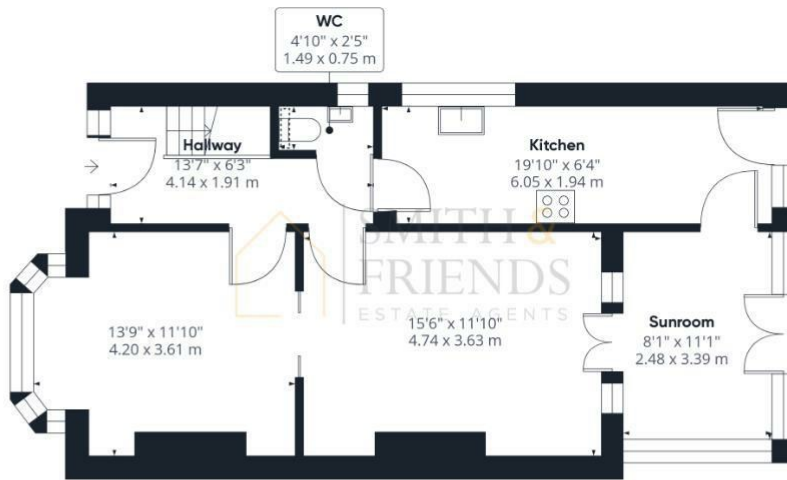


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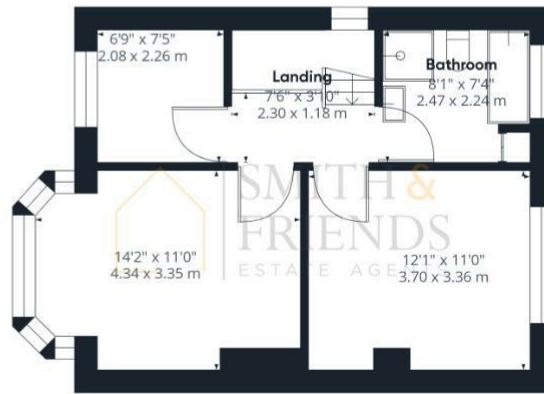


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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1067.95 ft²
99.22 m²

Reduced headroom

1.25 ft²
0.12 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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. 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.

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