



An impressive THREE BEDROOM mid terraced property offering deceptively spacious accommodation with TWO RECEPTION ROOMS & EXTENDED KITCHEN. The home would make an ideal purchase for a first time buyer or family and further benefits from a generous bathroom, westerly aspect rear garden, uPVC double glazing and gas central heating. The internal layout comprises: entrance vestibule through to the entrance hall with stairs to the first floor and access to two reception rooms, both of which benefit from attractive 'period' style fire surrounds. The rear reception room links to the kitchen which is fitted with 'shaker' style units, with space for free standing appliances and leads to the utility/breakfast area with French doors into the rear garden. To the first floor, from the half landing is access to the bathroom incorporating a four-piece suite and chrome fittings. The main landing gives access to three bedrooms. To the rear of the property is a walled garden which has a lawned area with planted borders. The garden also enjoys a westerly aspect and should be a suntrap in the summer months. To the front is a small palisade which should prove to be low maintenance. Welldeck Road is well situated for schools and amenities, whilst being within close proximity of Hartlepool town centre.

**Welldeck Road, Hartlepool, TS26 8JP**

**3 Bedroom - House - Mid Terrace**

**£130,000**

**EPC Rating: E**

**Tenure: Freehold**

**Council Tax Band: B**



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Welldeck Road, Hartlepool, TS26 8JP

## GROUND FLOOR

### ENTRANCE VESTIBULE

Accessed via uPVC double glazed entrance door, dado rail, coving to ceiling, internal door to:

### ENTRANCE HALL

Stairs to the first floor, coving to ceiling, feature arch, convector radiator, access to both reception rooms.

### LOUNGE (front)

**11'10 x 12'8 (3.61m x 3.86m)**

Beautiful carved 'period' style fire surround with over mantel mirror and inset gas fire.

### SEPARATE DINING ROOM (rear)

**12'10 x 11'6 (3.91m x 3.51m)**

Beautiful carved 'period' style fire surround with 'grate' style living flame gas fire.

### NEWLY FITTED KITCHEN

**11'3 x 8'5 (3.43m x 2.57m)**

Newly fitted with white 'shaker' style base, wall and drawer units, complementing working surfaces incorporating single drainer stainless steel sink unit, space for appliances (which could be purchased by separate negotiation).

### UTILITY/BREAKFAST ROOM

**5'5 x 8'3 (1.65m x 2.51m)**

uPVC double glazed French doors to the rear garden.

## FIRST FLOOR

### LANDING

Built-in storage cupboard with hatch to a loft space having a boarded floor area and two 'Velux' double glazed roof windows.

### TILED MODERN BATHROOM/WC

**11'3 x 8'4 (3.43m x 2.54m)**

Refitted with a four piece white suite comprising: panelled bath, separate shower cubicle, 'vanity' style sink unit with mixer tap and white 'gloss' style storage cupboards below, close coupled WC, built-in storage cupboard with wall mounted gas central heating boiler.

### BEDROOM 1 (front)

**11'11 x 11'10 (3.63m x 3.61m)**

Large bay giving plenty of natural light.

### BEDROOM 2 (rear)

**12'10 x 11'10 (3.91m x 3.61m)**





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**BEDROOM 3 (front)**  
**8'4 x 5'11 (2.54m x 1.80m)**  
Large built-in single wardrobe.

**OUTSIDE**

To the front of the property is a palisade which is block paved. The walled rear garden has a blocked paved patio, lawned area with established flower borders, gated access to side.

**NB 1**

The rear of the property can be accessed via a shared passageway.

**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.

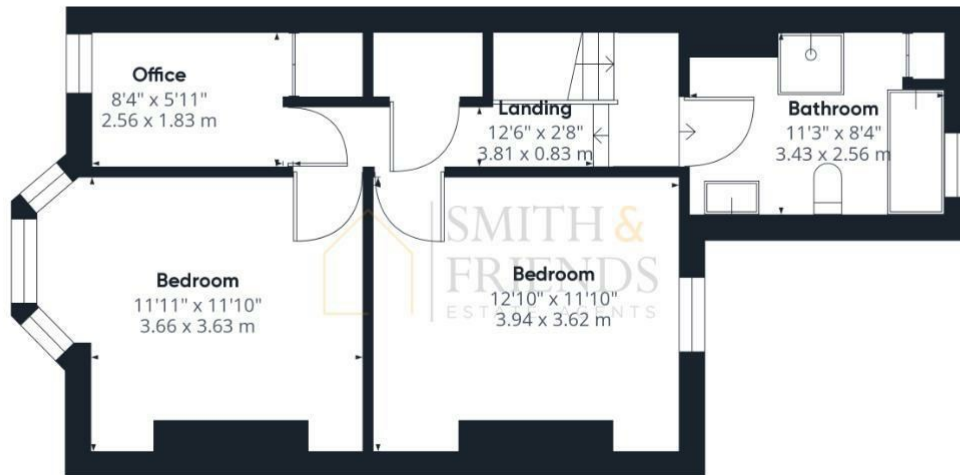


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		48	76
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1043.14 ft<sup>2</sup>  
96.91 m<sup>2</sup>

(1) Excluding balconies and terraces

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

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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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