



*** VIEWING RECOMMENDED *** A modern THREE BEDROOM detached property offering spacious and well proportioned accommodation ideal for family requirements. The home was built by Wynyard Homes to the 'Coniston' design and briefly comprises: spacious entrance hall with stairs to the first floor, modern guest WC with two piece white suite, front lounge, generous open plan kitchen/diner, separate utility room, three double bedrooms, master with dressing area and modern en-suite shower room, the remaining bedrooms are served by the family bathroom which incorporates a three piece white suite and chrome fittings. Externally is a low maintenance front garden with a block paved driveway in front of the garage providing useful off street parking. The generous enclosed rear garden features a large lawn and fenced boundaries. Wolsingham Road is located in a popular part of King Oswy close to both Barnard Grove Primary School and St Hild's Church Of England School.

Wolsingham Road, Hartlepool, TS24 9NJ

3 Bedroom - House - Detached

Offers Over £195,000

EPC Rating: B

Tenure: Freehold

Council Tax Band: D



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ESTATE AGENTS

Wolsingham Road, Hartlepool, TS24 9NJ



GROUND FLOOR

ENTRANCE HALL

GUEST WC

6'3 x 3'11 (1.91m x 1.19m)

LOUNGE

14'2 x 11'1 (4.32m x 3.38m)

KITCHEN/DINER

15'5 x 12'11 (4.70m x 3.94m)

UTILITY ROOM

8'5 x 5'2 (2.57m x 1.57m)

LANDING

BEDROOM ONE

11'1 x 10'1 (3.38m x 3.07m)

DRESSING/WARDROBE AREA

7'9 x 4'7 (2.36m x 1.40m)

EN-SUITE SHOWER ROOM

7'9 x 4'7 (2.36m x 1.40m)

BEDROOM TWO

13'1 x 8'11 (3.99m x 2.72m)

BEDROOM THREE

9'7 x 8'8 (2.92m x 2.64m)

BATHROOM

7'9 x 6'3 (2.36m x 1.91m)

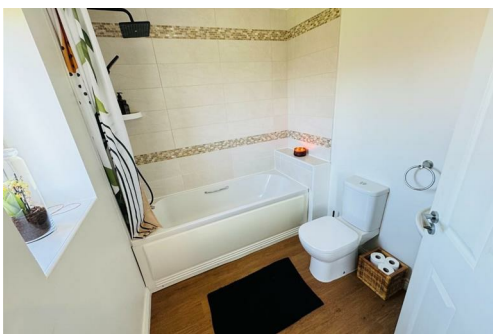
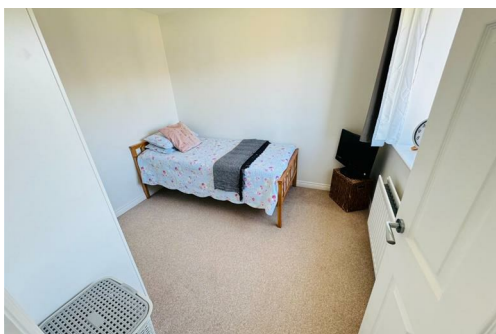
EXTERNALLY

GARAGE

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.



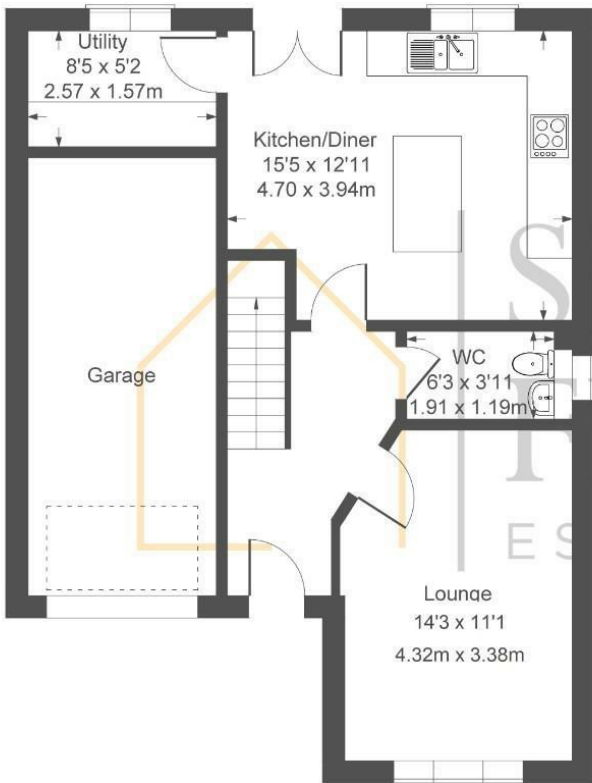


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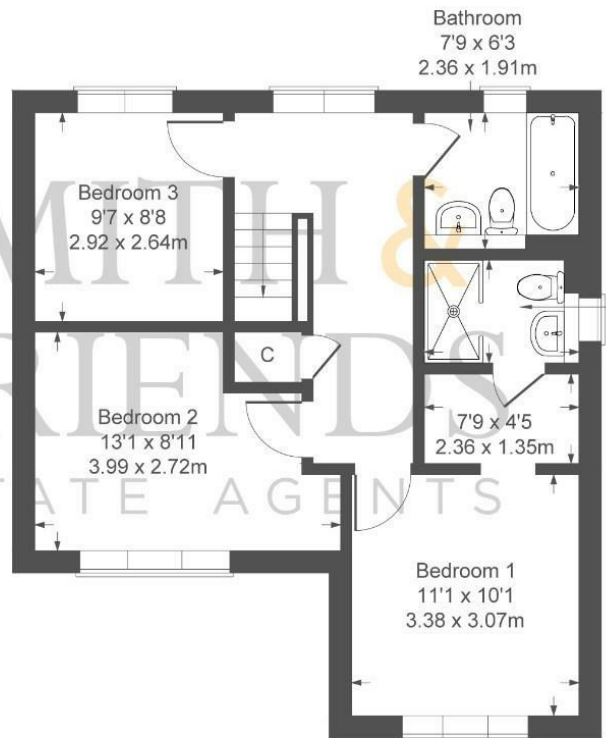


Wolsingham Road

Approximate Gross Internal Area
1239 sq ft - 115 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		93
(81-91)	B	83	
(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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