



**\*\* NO CHAIN INVOLVED \*\* IMMACULATE THROUGHOUT \*\*** This generously proportioned three bedroom semi detached property will appeal to a variety of potential buyers with its versatile layout and contemporary finish. Located on the popular Liberty Park development, close to local schools and amenities. Notable features include two reception rooms, modern 'shaker' style kitchen, large decked area in the garden for entertaining and master with en-suite. In brief this property comprises of: entrance hall, lounge, downstairs WC, kitchen which is open to the dining area with French doors leading onto the sunny rear garden. Upstairs there is a master bedroom with en-suite and two further bedrooms, both serviced by the family bathroom. Externally, to the front is an open plan lawn and parking for two cars. Side access leads to the rear garden which is fence enclosed, with lawn and decking, this is the perfect space for entertaining. Located within walking distance to both primary and secondary schools this property would be ideal for a growing family or first time buyers.

**Willington Drive, Hartlepool, TS24 9NH**

**3 Bed - House - Semi-Detached**

**Offers Over £150,000**

**EPC Rating: B**

**Council Tax Band: C**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

Willington Drive, Hartlepool, TS24 9NH



## GROUND FLOOR

### ENTRANCE HALLWAY

uPVC double glazed glass panelled door, spindle staircase to first floor landing, under stairs storage, radiator.

### CLOAKROOM/WC

White low level WC, wash hand basin, radiator, uPVC double glazed window to front.

### LOUNGE

14'4 x 10'2 (4.37m x 3.10m)

uPVC double glazed window to front, radiator.

### OPEN PLAN DINING KITCHEN

#### KITCHEN AREA

10'1 x 9'1 (3.07m x 2.77m)

Fitted with a range of cream 'shaker' style wall, base and drawer units with 'wood block' effect worktops, inset sink and drainer with mixer tap, four ring gas hob with illuminating extractor and fan assisted oven, integrated fridge/freezer and washing machine, uPVC double glazed window to rear.

#### DINING AREA

10'3 x 9'6 (3.12m x 2.90m)

uPVC double glazed French doors opening onto the rear decking, radiator.

## FIRST FLOOR

### LANDING

Storage cupboard and loft access.

### BEDROOM 1 (rear)

10'5 x 9'5 (3.18m x 2.87m)

uPVC double glazed window to rear, radiator.

### EN-SUITE SHOWER ROOM/WC

Modern white and chrome suite comprising: double width walk-in shower with wall mounted thermostatic shower, pedestal wash hand basin and low level WC; co-ordinated tiled walls, radiator.

### BEDROOM 2

10' x 9' (3.05m x 2.74m)

uPVC double glazed window to rear, radiator.

### BEDROOM 3

9' x 7'11 (2.74m x 2.41m)

uPVC double glazed window to front, radiator.

### FAMILY BATHROOM/WC

Fitted with a modern white and chrome suite comprising: panelled bath, pedestal wash hand basin and low level WC; co-ordinated tiled walls, uPVC double glazed window, radiator.



# Willington Drive, Hartlepool, TS24 9NH

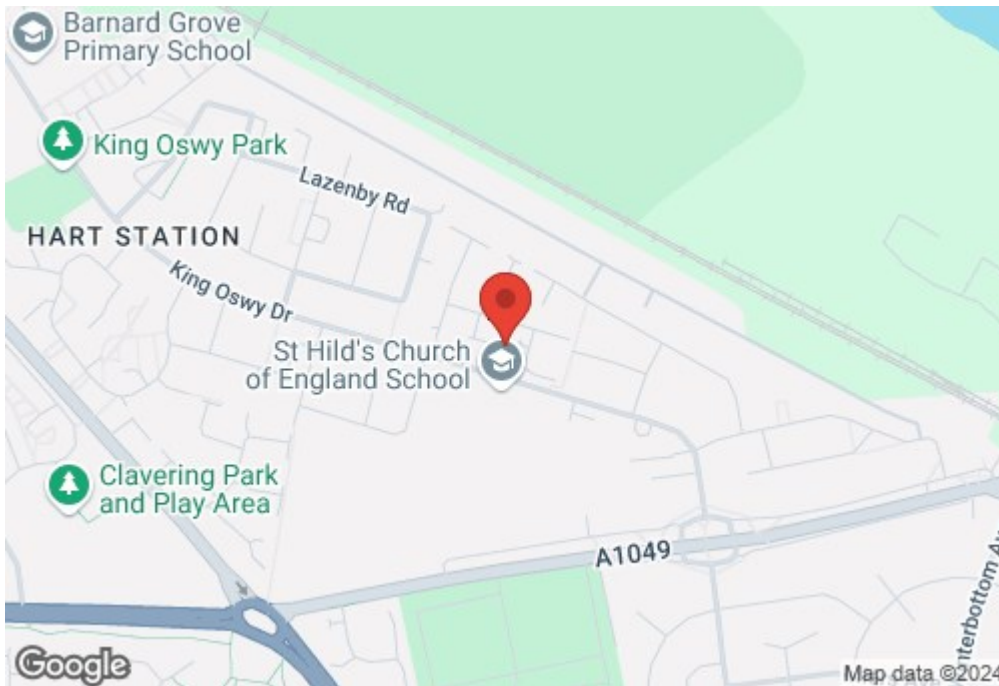


## EXTERNALLY

Externally to the front is an open plan lawn and parking for two cars. Side access leads to the rear garden which is fence enclosed, with lawn and decking, this is the perfect space for entertaining.

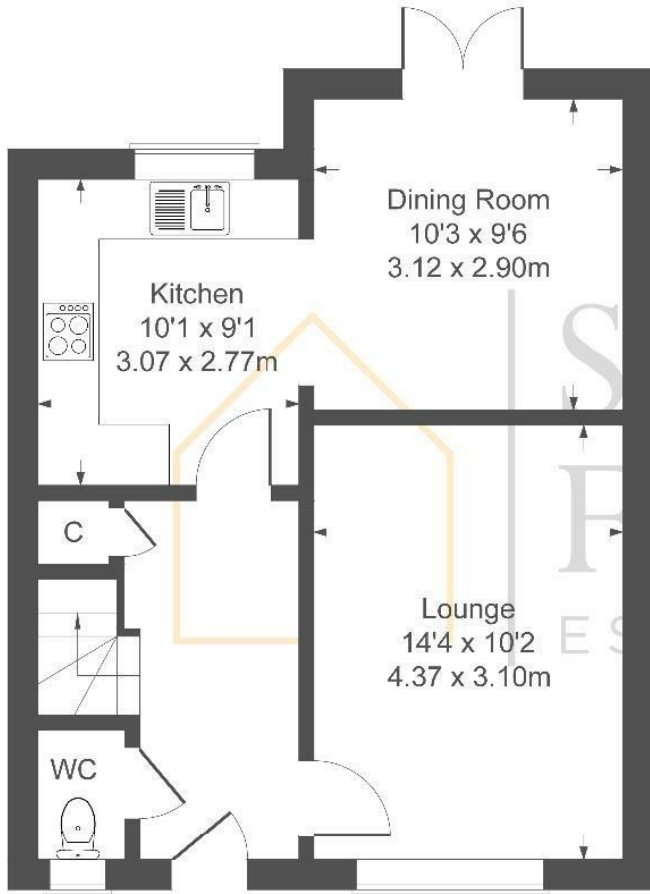
## NB

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.

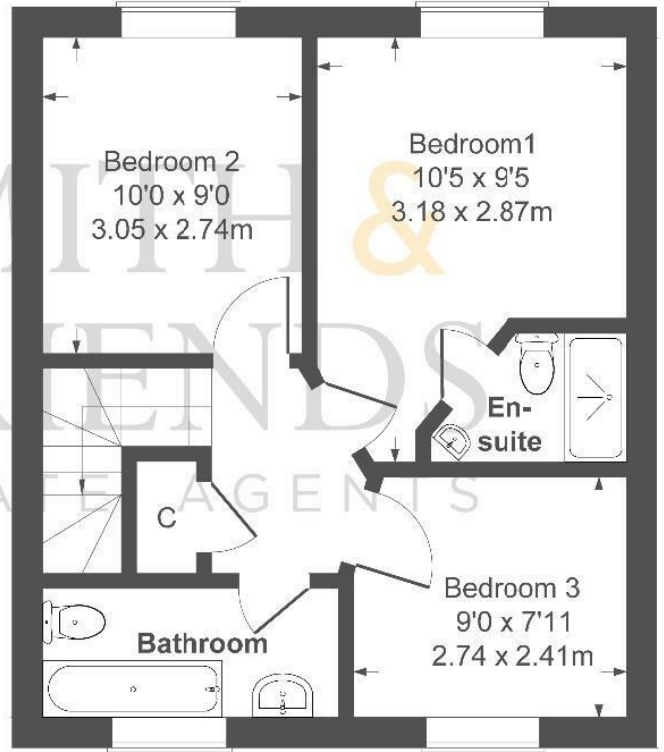


## Willington Drive

Approximate Gross Internal Area  
891 sq ft - 83 sq m



GROUND FLOOR



FIRST FLOOR

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

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. Smith & Friends Estate Agents 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			95
(92 plus) A			
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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