



***** NO CHAIN INVOLVED ***** A rarely available **THREE BEDROOM** semi-detached bungalow on Welldeck Road, close to amenities and within easy reach of Hartlepool town centre. The home offers spacious accommodation enhanced by a conservatory extension to the rear and features uPVC double glazing and gas central heating. An ideal purchase for those wanting to downsize without comprising on space, with an internal layout which briefly comprises: entrance vestibule through to the entrance hall with access to the bay fronted lounge including a feature fire surround and gas fire, the kitchen opens to a useful utility room, guest WC and through to the conservatory. The hall provides further access to three bedrooms and a generous attic space offering great conversion potential. The bedrooms are served by the bathroom which incorporates a four piece suite. Externally is a low maintenance block paved front garden with double gates opening to provide useful off street parking. A gate to the side opens to a paved area which continues to the garage. The rear garden features artificial turf and paving, whilst enjoying a westerly aspect. An internal viewing comes recommended to appreciate the full potential on offer.

Welldeck Road, Hartlepool, TS26 8JS
3 Bedroom - Bungalow - Semi Detached
£140,000
EPC Rating: D
Tenure: Freehold
Council Tax Band: B



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ENTRANCE VESTIBULE

Accessed via uPVC double glazed entrance door, glazed internal door to hall.

ENTRANCE HALL

A long entrance hall with double radiator, hatch to generous part boarded loft space (28'4 x 26'4) (8.64m x 8.03m) with pull down access ladder and light.

BAY FRONTED LOUNGE

13'11 x 11'3 (4.24m x 3.43m)

uPVC double glazed curved bay window to the front aspect, feature fire surround with 'marble' style back and base, inset 'coal' effect gas fire, double radiator with shelf above.

KITCHEN

8'10 x 9'8 (2.69m x 2.95m)

Fitted with a range of units to base and wall level with 'marble' effect roll-top work surfaces incorporating an inset single drainer stainless steel sink unit with mixer tap, recess for cooker, tiling to splashback, recess for washing machine, small breakfast bar with double radiator below, laminate flooring, uPVC double glazed window to the side aspect.

UTILITY AREA

4'1 x 6'4 (1.24m x 1.93m)

Wall mounted Potterton Gold gas central heating boiler, space for free standing fridge/freezer, 'laminate' effect vinyl flooring, glazed window into the conservatory, access to:

GUEST WC

Fitted with a low level WC in white, glazed window into the conservatory, 'laminate' effect vinyl flooring, single radiator.

CONSERVATORY

6'7 x 14'1 (2.01m x 4.29m)

uPVC framed conservatory with double glazed windows, plastic roof, 'laminate' effect vinyl flooring, two double radiators, uPVC double glazed door to the side.

BEDROOM ONE

12' x 11'2 (3.66m x 3.40m)

uPVC double glazed window to the front aspect, double radiator.

BEDROOM TWO

14'8 x 8'10 (4.47m x 2.69m)

uPVC double glazed window to the rear aspect, double radiator.

BEDROOM THREE

11'1 x 7'2 (3.38m x 2.18m)

uPVC double glazed window to the rear aspect, double radiator.

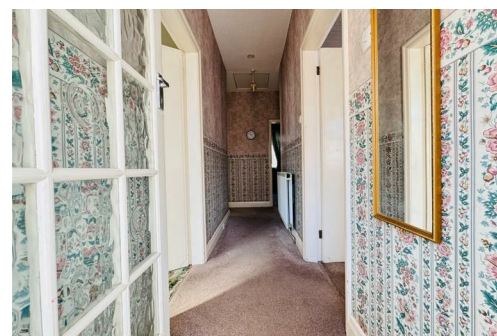
BATHROOM/WC

7'4 x 5'10 (2.24m x 1.78m)

Fitted with a four piece suite comprising: panelled bath with mixer tap and shower attachment, shower cubicle with mains shower, pedestal wash hand basin with dual taps, low level WC, tiling to walls, 'laminate' effect vinyl flooring, double radiator, uPVC double glazed window, extractor fan.

EXTERNALLY

The property features a low maintenance, block paved front enclosed by a brick boundary wall, double wrought iron gates open to a block paved driveway allowing useful off street parking. A gate to the side leads through to a further block paved area and on to the garage. The enclosed rear garden should, again, prove to be low maintenance with artificial turf, paved area, brick and fenced boundaries.



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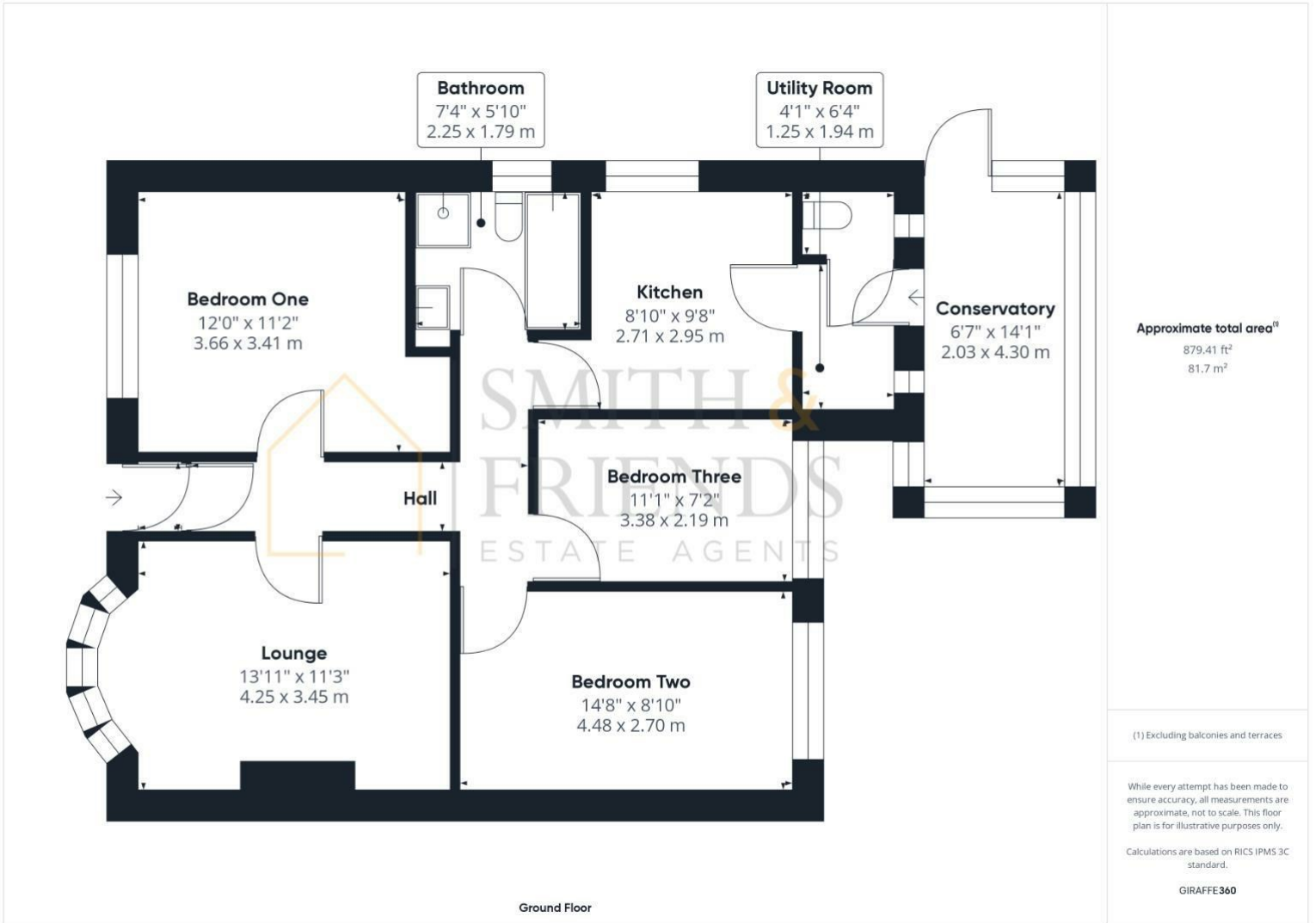
GARAGE

Accessed via an up and over door to the front.

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.





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			83
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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