



*** VIEWING RECOMMENDED *** A most impressive three bedroom semi-detached dormer bungalow occupying a generous corner plot on Westerdale Road in a popular part of Seaton Carew. The bungalow offers generously extended accommodation enhanced by a FULL WIDTH REAR EXTENSION & 2 CONSERVATORY EXTENSIONS. An ideal purchase for a variety of buyers, with a versatile layout which incorporates a ground floor bedroom and two first floor bedrooms. The home further benefits from a beautiful upgraded kitchen with granite worktops, modern ground floor shower room, gas central heating, uPVC double glazing and secure burglar alarm system. An internal viewing comes highly recommended in order to appreciate the space on offer, with a layout that briefly comprises: entrance hall with stairs to the first floor and access a generous lounge through to the dining room incorporating patio doors to the rear conservatory. The kitchen features a quality range of units to base and wall level with granite worktops and built-in oven, grill, hob and extractor. A generous breakfast area and gives access to a pleasant side conservatory. The ground floor further features a bedroom and modern shower room, whilst to the first floor are two bedrooms with built-in wardrobes. Externally are gardens to three sides with a rear driveway providing useful off street parking, whilst leading to the detached garage.

Westerdale Road, Hartlepool, TS25 2AE
3 Bed - Bungalow - Dormer Semi Detached
£190,000
EPC Rating: D
Council Tax Band: B
Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Westerdale Road, Hartlepool, TS25 2AE



ENTRANCE HALL

uPVC double glazed glass panelled door, radiator.

FAMILY BATHROOM/WC

6'5 x 5'5 (1.96m x 1.65m)

Modern white and chrome suite with double width shower, wash hand basin with vanity storage and low level WC; co-ordinated tiled walls, radiator, uPVC double glazed window.



STUDY

7'2 x 8'4 (2.18m x 2.54m)

uPVC double glazed window, radiator.



LOUNGE

19'10 x 10'11 (6.05m x 3.33m)

uPVC double glazed window to front, radiator, living flame 'coal' effect electric fire with modern surround, doors into dining and breakfast area.

DINING AREA

7'2 x 11'5 (2.18m x 3.48m)

Sliding patio doors in to the conservatory.

CONSERVATORY

11'6 x 8'4 (3.51m x 2.54m)

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



KITCHEN

9' x 22'8 (2.74m x 6.91m)

Fitted with a range of wall, base and drawer units with granite worktops and breakfast bar, inset sink and drainer with mixer tap, four ring electric hob with illuminating extractor and double oven, plumbing for washing machine and space for fridge freezer; uPVC double glazed window to rear, radiator.

BREAKFAST AREA

Under stairs storage cupboard, radiator.



CONSERVATORY (2)

7'4 x 10'11 (2.24m x 3.33m)

uPVC double glazed French doors.

FIRST FLOOR LANDING

Access to both bedrooms.

BEDROOM 1

13'11 x 11' (4.24m x 3.35m)

uPVC double glazed window, radiator, built-in wardrobes.

BEDROOM 2

10'10 x 8'5 (3.30m x 2.57m)

uPVC double glazed window, radiator, built-in wardrobes.



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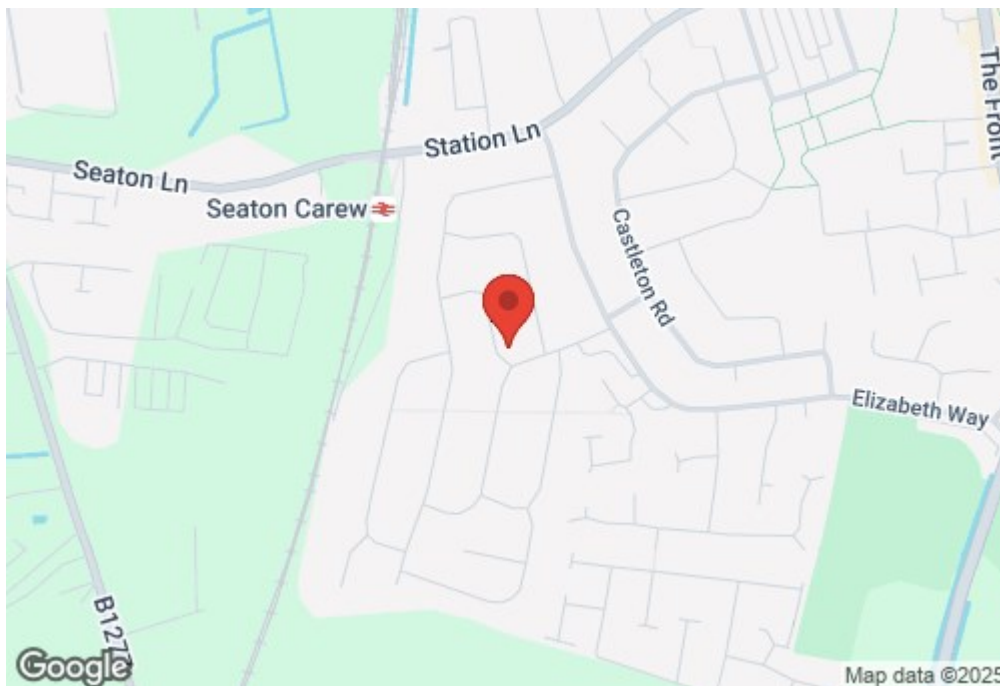


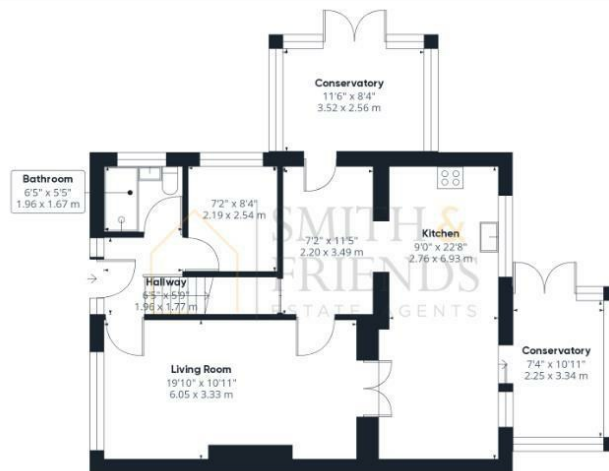
EXTERNALLY

Set on a fantastic corner plot with gardens to three sides, DETACHED GARAGE and driveway.

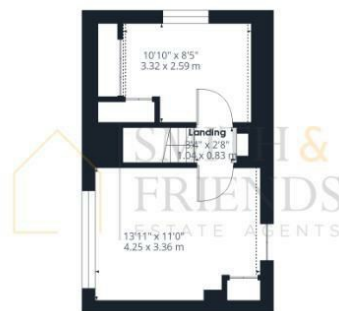
NB

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.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1142.91 ft²
106.18 m²

Reduced headroom

7 ft²
0.65 m²

(1) Excluding balconies and terraces


Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		<p>55</p>	<p>79</p>
<p>England & Wales</p>		<p>EU Directive 2002/91/EC</p>	

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.

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