

**\*\*\* REDUCED \*\*\* CHAIN FREE \*\*\*** A spacious three bedroom mid terraced family home being situated close to the town centre and benefitting from gas central heating and uPVC double glazing throughout. The property benefits from three reception rooms and conservatory. The accommodation briefly comprises of: entrance vestibule, lounge, sitting room separate dining room, kitchen and conservatory. To the first floor there are three good size bedrooms and a spacious bathroom. Externally there is a palisade to the front and a delightful enclosed rear garden.

**Wansbeck Gardens, Hartlepool, TS26 9JH**

**3 Bed - House - Mid Terrace**

**Realistic Offers Considered £130,000**

**EPC Rating: D**

**Council Tax Band: B**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

**GROUND FLOOR**

**ENTRANCE VESTIBULE**

uPVC double glazed glass panelled door, door into hallway.

**HALLWAY**

Spindle staircase to first floor landing, radiator, under stairs storage.

**LOUNGE**

**14'9 x 12'9 (4.50m x 3.89m)**

uPVC double glazed bay window to front, living flame 'coal' effect gas fire with modern surround, radiator.

**SITTING ROOM**

**15'4 x 10'2 (4.67m x 3.10m)**

uPVC double glazed glass panelled door, uPVC double glazed windows to rear, living flame 'coal' effect gas fire with modern surround, radiator.

**DINING ROOM**

**13' x 8'11 (3.96m x 2.72m)**

uPVC double glazed window to rear, radiator.

**KITCHEN**

**18'3 x 8'9 (5.56m x 2.67m)**

Fitted with a range of wall, base and drawer units with matching worktops, inset sink and drainer with mixer tap, gas cooker point, plumbing for washing machine, space for fridge/freezer and integrated dishwasher, uPVC double glazed window to rear, uPVC double glazed French Doors opening into the conservatory.

**CONSERVATORY**

**8'11 x 7'7 (2.72m x 2.31m)**

uPVC double glazed glass panelled door opening onto the rear garden.

**FIRST FLOOR**

**LANDING**

**BEDROOM 1 (front)**

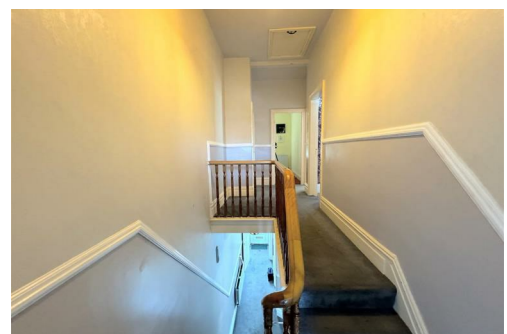
**14'10 x 9'11 (4.52m x 3.02m)**

uPVC double glazed bay window to front, built-in wardrobes, radiator.

**BEDROOM 2 (rear)**

**12'7 x 10'2 (3.84m x 3.10m)**

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



# Wansbeck Gardens, Hartlepool, TS26 9JH



## BEDROOM 3 (front)

9' x 6'4 (2.74m x 1.93m)

uPVC double glazed window to front, radiator.

## FAMILY BATHROOM/WC

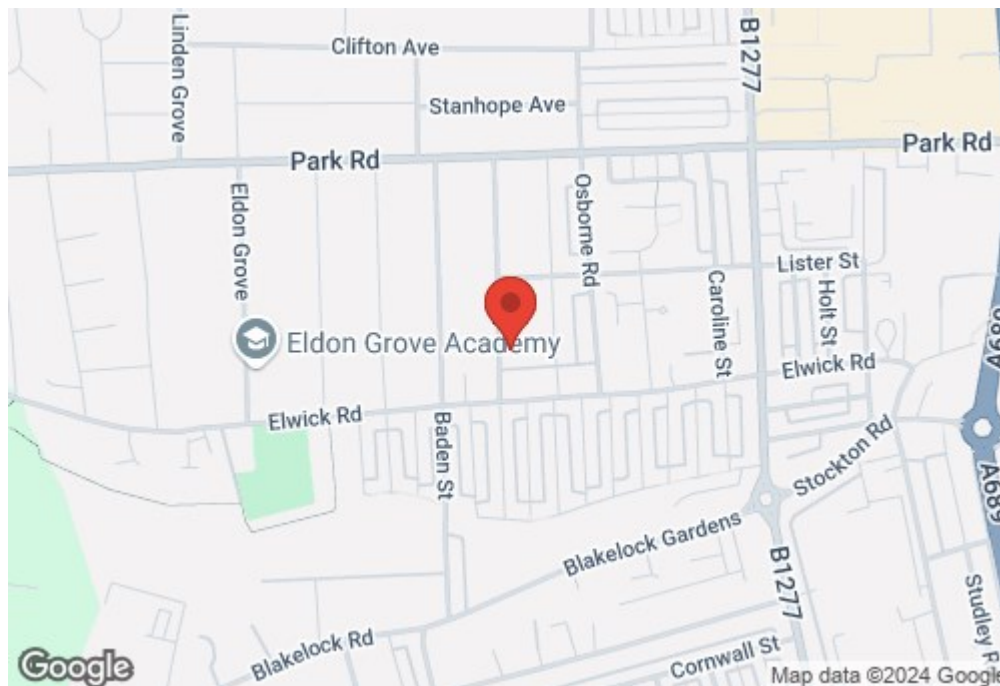
Panelled bath with shower over, pedestal wash hand basin and low level WC; co-ordinated tiled walls, heated chrome towel rail, uPVC double glazed window to rear.

## EXTERNALLY

Externally is a palisade to the front and a delightful enclosed rear garden.

## 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.



# Wansbeck Gardens, Hartlepool, TS26 9JH



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			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

106 York Road, Hartlepool, TS26 9DE

01429 891100

hartlepool@smith-and-friends.co.uk

www.smith-and-friends.co.uk

