



**\*\*\* IDEAL INVESTMENT OR FIRST PURCHASE \*\*\* CHAIN FREE\*\*\*** This extended and spacious three bedroom end terrace comes with viewing recommended. Recently redecorated and re-carpeted throughout and within walking distance of local amenities and schools, benefitting from uPVC double glazing, gas central heating, large rear garden and off street parking. Briefly comprising of: entrance hall, lounge, dining room, shower room with separate WC and modern fitted kitchen. To the first floor are three bedrooms. Externally, to the front is an enclosed palisade and off street parking. To the rear of the property is an enclosed garden.

**Wolviston Road, Hartlepool, TS25 5AP**

**3 Bed - House - End Terrace**

**Asking Price £79,995**

**EPC Rating: D**

**Council Tax Band: A**

**Tenure: Freehold**



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ESTATE AGENTS

**Wolviston Road, Hartlepool, TS25 5AP**



## **GROUND FLOOR**

### **ENTRANCE HALL**

**4' x 3'5 (1.22m x 1.04m)**

uPVC double glazed glass panelled door, staircase to first floor landing.

### **LOUNGE**

**15'3 x 13'4 (4.65m x 4.06m)**

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

### **DINING ROOM**

**8'11 x 11'7 (2.72m x 3.53m)**

uPVC double glazed window to rear, radiator.

### **SHOWER ROOM**

**9'1 x 4'4 (2.77m x 1.32m)**

Walk-in shower, pedestal wash hand basin, built-in storage, uPVC double glazed window to rear.

### **KITCHEN**

**11'1 x 9' (3.38m x 2.74m)**

Fitted with a range of modern cream wall, base and drawer units with matching worktops, inset sink and drainer, free standing gas cooker, washing machine and dryer, space for fridge and freezer, uPVC double glazed window to rear, uPVC double glazed glass panelled door opening onto rear garden.

### **DOWNSTAIRS TOILET**

**3'5 x 2'6 (1.04m x 0.76m)**

Low level WC, uPVC double glazed window.

## **FIRST FLOOR**

### **BEDROOM 1**

**13'3 x 13'5 (4.04m x 4.09m)**

uPVC double glazed bay window to front, radiator.

### **BEDROOM 2**

**11'6 x 9'5 (3.51m x 2.87m)**

uPVC double glazed window to rear, radiator.

### **BEDROOM 3**

**7'9 x 6'9 (2.36m x 2.06m)**

uPVC double glazed window to rear, radiator.



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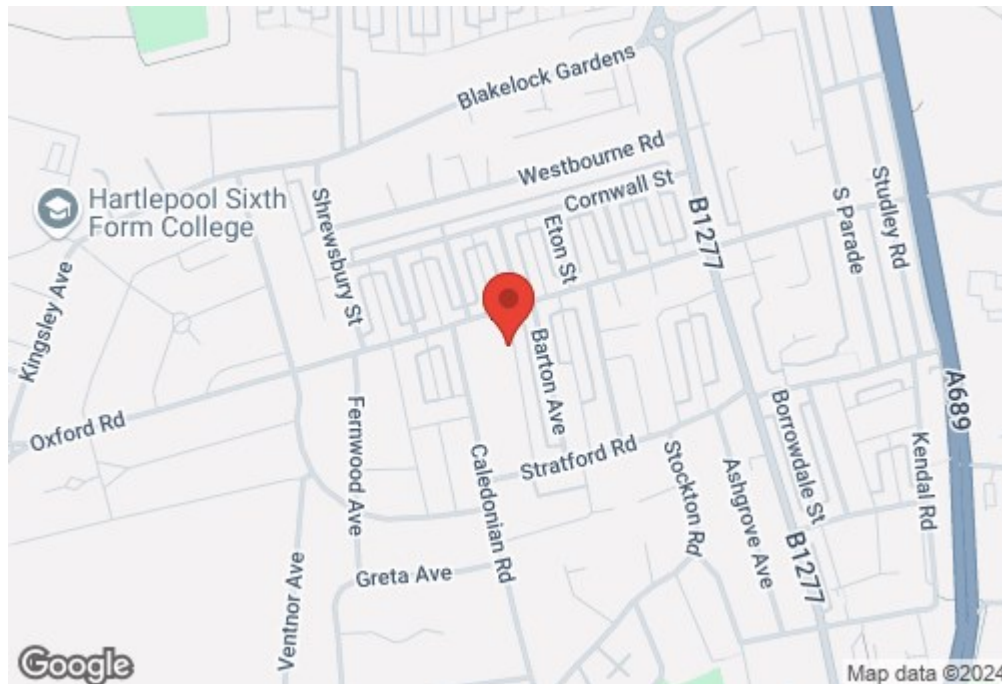


## EXTERNALLY

Set on a favourable end plot, with a large south-facing rear garden recently seeded for lawn, car port and off-street parking, plus an enclosed front palisade.

## 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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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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	62	80
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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