



Whinchat Close, TS26 0SD
4 Bed - House - Detached
Asking Price £230,000

EPC Rating: D
Tenure: Freehold
Council Tax Band: D



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ESTATE AGENTS

Whinchat Close Hartlepool TS26 0SD

A modern and rarely available FOUR BEDROOM detached property offering upgraded accommodation with an impressive kitchen, bathroom and en-suite shower room. An ideal purchase for family requirements, with further benefits including gas central heating, upgraded radiators, uPVC double glazing, off street parking for three cars, integral garage and low maintenance landscaped rear garden. The full layout comprises: entrance hall with stairs to the first floor, spacious dual aspect lounge/dining room with fire surround, electric fire and French doors to the rear garden, modern kitchen/breakfast room with built-in appliances, rear lobby with integral door to the garage and useful ground floor WC. To the first floor are four bedrooms, the master with a beautiful en-suite shower room, the remaining bedrooms are served by the family bathroom which incorporates a three piece white suite and chrome fittings. Externally is a low maintenance front with parking for three cars which leads to the integral garage. The enclosed rear garden incorporates lawn and paved areas with a useful storage shed included. Whinchat Close is located off Fieldfare Road, via Throston Grange Lane with easy access to schools and amenities. VIEWING RECOMMENDED.











GROUND FLOOR

ENTRANCE HALL

6'9 x 5'3 (2.06m x 1.60m)

Accessed via double glazed entrance door, uPVC double glazed window to the side, modern laminate flooring, stairs to the first floor, modern flat panel anthracite radiator.

LOUNGE/DINING ROOM

24'1 x 11'2 narrowing to 8'9 (7.34m x 3.40m narrowing to 2.67m)

A good size through lounge/dining room with feature fire surround and electric fire, uPVC double glazed window to the front aspect, uPVC double glazed French doors to the rear garden, modern laminate flooring, coving and inset spotlights to the ceiling, two modern flat panelled anthracite radiators.

KITCHEN/BREAKFAST ROOM

14'0 x 9'5 (4.27m x 2.87m)

Fitted with an attractive range of 'shaker' style units to base and wall level, in an 'L' shaped layout with brushed stainless steel handles and complementing work surfaces with matching splashback, incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring gas hob above and extractor hood over, all finished in brushed stainless steel with matching splashback, integrated fridge/freezer, recess for wine cooler, concealed gas central heating boiler, tiled flooring, two uPVC double glazed windows to the rear aspect, double radiator.

REAR LOBBY

6'11 x 2'9 (2.11m x 0.84m)

Integral door to the garage, side access door, tiled flooring, single radiator, access to guest WC.

GROUND FLOOR/GUEST WC

5'9 x 2'10 (1.75m x 0.86m)

Fitted with a two piece white suite and chrome fittings, comprising: inset wash hand basin with mixer tap and vanity cabinet below, close coupled WC, tiled splashback and flooring, extractor fan, convector radiator.

FIRST FLOOR

LANDING

Built-in storage cupboard with hot water tank, fitted carpet, hatch to loft space.

BEDROOM ONE

14'7 x 8'8 (4.45m x 2.64m)

A good size master bedroom with uPVC double glazed window to the front aspect, built-in double wardrobe with mirror fronted sliding doors, fitted carpet, single radiator.

EN-SUITE SHOWER ROOM/WC

8'8 into the shower x 3'6 (2.64m into the shower x 1.07m)

Fitted with a modern three piece suite and chrome fittings comprising: shower with chrome frame, glass panelled door, overhead shower and separate attachment, wash hand basin with mixer tap, concealed WC with vanity area above, attractive tiled splashback, panelled ceiling, recessed vanity areas, uPVC double glazed window to the front aspect, modern heated towel radiator.

BEDROOM TWO

14'7 x 8'6 (4.45m x 2.59m)

A spacious second bedroom with uPVC double glazed window to the front aspect, built-in double wardrobe with mirror fronted sliding doors, fitted carpet, modern radiator.

BEDROOM THREE

9'3 x 7'8 (2.82m x 2.34m)

uPVC double glazed window to the rear aspect, laminate flooring, single radiator.

BEDROOM FOUR

8'10 x 7'7 (2.69m x 2.31m)

uPVC double glazed window to the rear aspect, laminate flooring, single radiator.

FAMILY BATHROOM/WC

6'2 x 5'5 (1.88m x 1.65m)

Fitted with a modern three piece suite and chrome fittings comprising: tiled panelled bath with central mixer tap and shower attachment, wall mounted wash hand basin with mixer tap, close coupled WC, tiled walls and flooring, uPVC double glazed window to the rear aspect, extractor fan, modern heated towel radiator.

EXTERNALLY

The property features a low maintenance front with off street parking for three cars. A gate to the side leads through to a good size rear garden with lawn and sandstone paving incorporating fenced boundaries and including a useful timber storage shed.

INTEGRAL GARAGE

17'4 x 8'2 (5.28m x 2.49m)

Up and over access door to the front, integral door from rear lobby, lighting and sockets.

NB

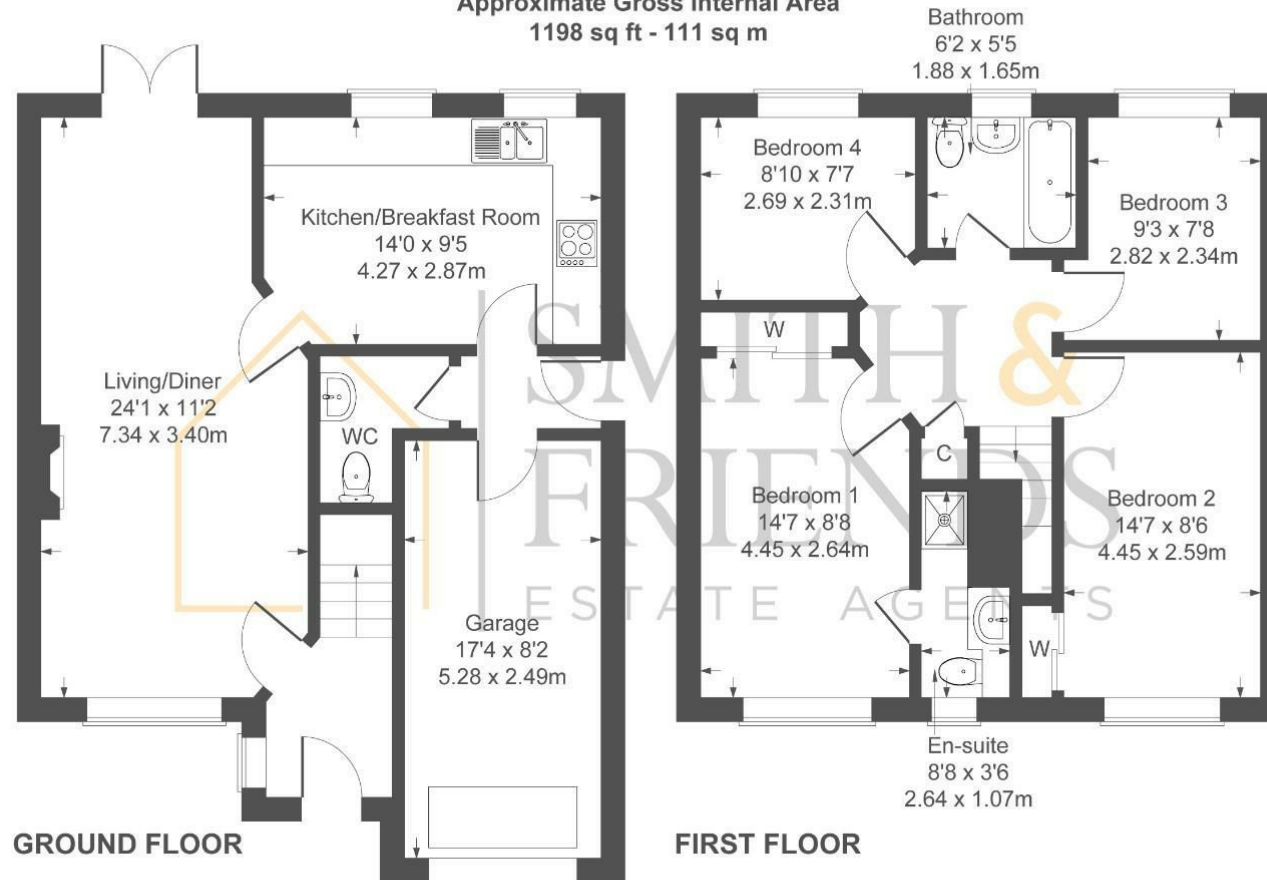
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.





Whinchat Close

Approximate Gross Internal Area
1198 sq ft - 111 sq m



Not to Scale. Produced by The Plan Portal 2025
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		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

106 York Road, Hartlepool, TS26 9DE
Tel: 01429 891100
hartlepool@smith-and-friends.co.uk
www.smith-and-friends.co.uk

