



**Whin Meadows, Victoria Gardens, Hartlepool,
TS24 9NX
2 Bed - House - Mid Terrace
£110,000**

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



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Whin Meadows, Victoria Gardens, TS24 9NX

*** REDUCED *** IDEAL INVESTMENT OPPORTUNITY OR FIRST TIME PURCHASE *** A two bedroom mid terrace property which would make an ideal starter home or investment opportunity. Located on the popular Whin Meadows development, close to main commuter routes and amenities. The home features gas central heating and uPVC double glazing, with the accommodation briefly comprising of: entrance porch, comfortable lounge, fitted kitchen/breakfast room with a range of wall, base and drawer units. To the first floor are two bedrooms and the bathroom/WC which is fitted with a white suite. Externally are gardens to front and rear.

GROUND FLOOR

ENTRANCE PORCH

Double glazed glass panelled door, radiator, door into the lounge.

LOUNGE

14'6 x 12'6

uPVC double glazed window to front, spindle staircase to first floor landing, radiator.

DINING KITCHEN

12'6 x 7'10

Fitted with a range of wall, base and drawer units and contrasting worktops, inset sink and drainer, four ring gas hob with illuminating extractor and fan assisted oven, plumbing for washing machine and space for fridge/freezer, uPVC double glazed window to rear, glass panelled door opening onto the rear garden, under stairs storage cupboard.

FIRST FLOOR

LANDING

BEDROOM 1 (front)

12'6 x 9'1

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

BEDROOM 2 (rear)

11'2 x 6'10

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

FAMILY BATHROOM/WC

White and chrome suite comprising: panelled bath with shower

over, pedestal wash hand basin and low level WC; uPVC double glazed window, radiator.

EXTERNALLY

The enclosed rear garden is mainly laid to lawn with well stocked borders and paved patio area. To the front of the property is a driveway for off street parking.

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.

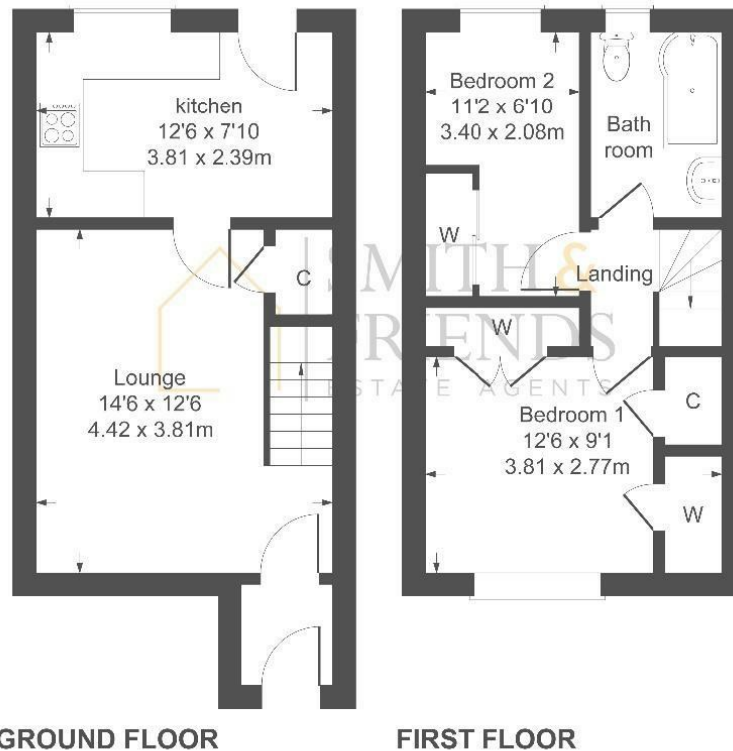






Whin Meadows

Approximate Gross Internal Area
592 sq ft - 55 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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Produced by Potterplans Ltd. 2023



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		83
	68	
England & Wales		EU Directive 2002/91/EC

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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