



**** CHAIN FREE ** IN NEED OF UPDATING **** A three bedroom end terraced house. The floor plan briefly comprises: long entrance hall, two good sized reception rooms and kitchen. To the first floor are three bedrooms and a bathroom/WC. Externally, to the rear is a larger than usual yard. This home would make an ideal first purchase/suit an investor for the rental market. It is also within close proximity to the seafront at the Headland and Seaton Carew, plus the Marina is also within minutes away by car.

West View Road, Hartlepool, TS24 0BN

3 Bed - House - End Terrace

Offers In The Region Of £50,000

EPC Rating: D

Council Tax Band: A

Tenure: Freehold



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GROUND FLOOR

ENTRANCE HALLWAY

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

LOUNGE

14'3 x 11'11 (4.34m x 3.63m)

uPVC double glazed window to front.

DINING ROOM

14'3 x 11'11 (4.34m x 3.63m)

uPVC double glazed window to rear.

KITCHEN

13'1 x 8'3 (3.99m x 2.51m)

Base units with worktop, inset sink and drainer, cooker point, plumbing for washing machine, space for fridge and freezer, two uPVC double glazed windows, uPVC door opening onto the rear yard.

FIRST FLOOR; LANDING

BATHROOM/WC

7'00 x 8'04 (2.13m x 2.54m)

Panelled bath, wash hand basin and low level WC.

BEDROOM (front)

13' x 11'6 (3.96m x 3.51m)

uPVC double glazed bay window to front.

BEDROOM (rear)

12'2 x 11'6 (3.71m x 3.51m)

uPVC double glazed window to rear.

BEDROOM (front)

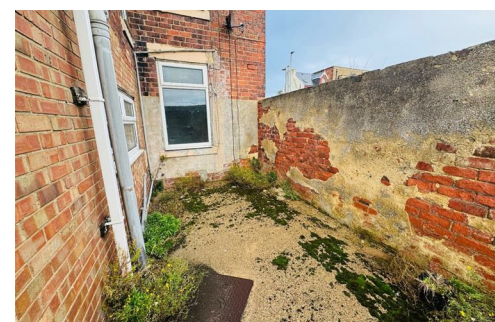
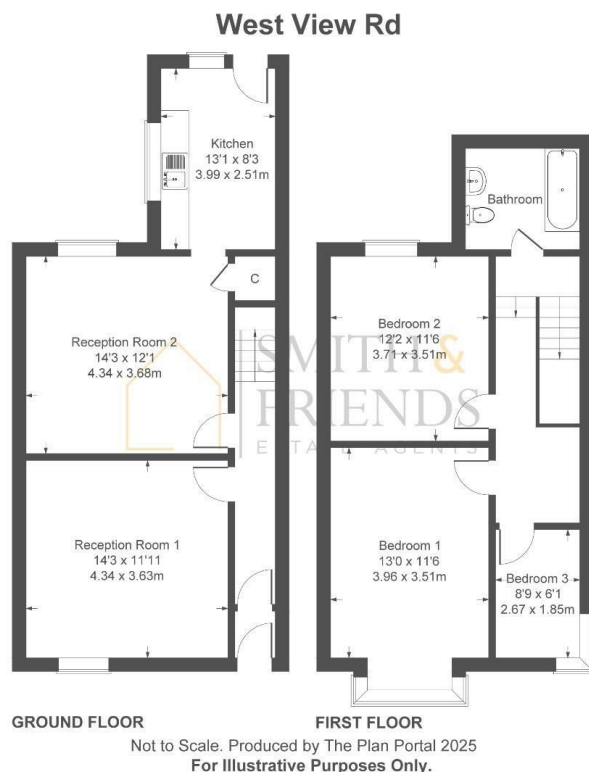
8'9 x 6'1 (2.67m x 1.85m)

EXTERNAL

Enclosed rear yard.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-58) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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