



Whin Meadows, Victoria Gardens, TS24 9NX
3 Bed - House - Detached
£196,000

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

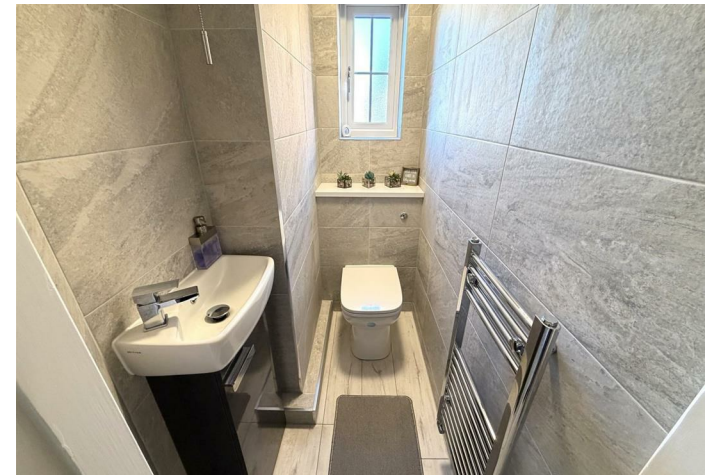


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ESTATE AGENTS

Whin Meadows

Victoria Gardens Hartlepool TS24 9NX

A stunning three bedroom detached property offering beautifully upgraded and enhanced accommodation ideal for family requirements. The home features a superb refitted kitchen, bathroom, en-suite and ground floor WC, whilst further benefitting from upgraded flooring and internal doors. The accommodation is warmed by gas central heating, benefits from uPVC double glazing and briefly comprises: entrance hall with stairs to the first floor and access to the guest cloakroom/WC, spacious bay fronted lounge which leads through to the full width kitchen/diner and into the garden room extension. To the first floor are three good size bedrooms, with the master bedroom benefitting from a modern en-suite shower room, bedrooms two and three are served by the impressive family bathroom which incorporates a three piece white suite and chrome fittings. Externally is a low maintenance front allowing for useful off street parking, whilst leading to the integral garage. The generous enclosed rear garden enjoys a south westerly aspect rear garden, with pergola and hot tub.











GROUND FLOOR

ENTRANCE HALL

Accessed via double glazed composite entrance door, staircase to the first floor, convector radiator, upgraded internal doors, access to:

GUEST CLOAKROOM/WC

Fitted with a beautiful two piece white suite and chrome fittings comprising: inset wash hand basin with mixer tap and vanity cabinet below, concealed WC with vanity area above, attractive tiling to walls and LVT flooring, uPVC double glazed window to the front aspect, chrome heated towel radiator.

FRONT LOUNGE

16'3 into bay x 11'6 (4.95m into bay x 3.51m)

A good size lounge with uPVC double glazed bay window to the front aspect, quality fitted carpet, coving and inset spotlighting to the ceiling, inner passage with under stairs storage and integral door to the garage, further access to the kitchen.

KITCHEN/DINER

14'10 x 8'6 (4.52m x 2.59m)

A full width kitchen/diner which is fitted with an attractive range of grey 'shaker' style units to base and wall level with brushed stainless steel handles and complementing work surfaces with matching splashback incorporating an inset single drainer sink unit with mixer tap, built-in electric oven with gas hob above and extractor hood over, recess for washing machine and dishwasher, space adjacent for free standing 'American' style fridge/freezer, convector radiator, uPVC double glazed window to the rear aspect, double glazed patio doors to the garden room.

GARDEN ROOM

9'3 x 9'1 (2.82m x 2.77m)

Currently used as a home study, with uPVC double glazed windows and door to the rear garden, inset spotlighting to the ceiling, lighting and power points.

FIRST FLOOR

LANDING

Two built-in storage cupboards, quality fitted carpet, hatch to loft space, access to:

BEDROOM ONE

16'4 x 8'9 (4.98m x 2.67m)

A dual aspect master bedroom with two uPVC double glazed windows, quality fitted carpet, inset spotlighting to ceiling, feature panelling to wall, mirror fronted sliding wardrobes, two convector radiators.

EN-SUITE SHOWER ROOM/WC

6'2 x 5'7 (1.88m x 1.70m)

Fitted with a modern three piece suite and chrome fittings comprising: corner shower cubicle with chrome frame, twin glass panelled sliding

doors and chrome overhead shower with separate attachment, inset wash hand basin with central mixer tap and vanity drawers below, close coupled WC, attractive panelling to walls and LVT flooring, uPVC double glazed window to the rear aspect, modern towel radiator, extractor fan, inset spotlighting to ceiling.

BEDROOM TWO

11'9 x 8'7 (3.58m x 2.62m)

uPVC double glazed window to the front aspect, quality fitted carpet, mirror fronted sliding wardrobes.

BEDROOM THREE

10'7 x 9'7 (3.23m x 2.92m)

Currently used as a dressing room, with uPVC double glazed window to the rear aspect, modern laminate flooring, convector radiator.

FAMILY BATHROOM/WC

6'9 x 6'3 (2.06m x 1.91m)

Fitted with an impressive three piece white suite and chrome fittings comprising: panelled bath with mixer tap, inset wash hand basin with central mixer tap, concealed WC with matching back and vanity area above, attractive tiling to walls and LVT flooring, uPVC double glazed window to the front aspect, extractor fan, chrome heated towel radiator.

EXTERNALLY

The property offers useful off street parking to the front, whilst leading to the integral garage. A gate to the side leads through to the generous south westerly aspect rear garden, with a concrete imprint patio, lawn, fenced boundaries, pergola and hot tub.

INTEGRAL GARAGE

16'3 x 8'4 (4.95m x 2.54m)

Accessed via an electric roller door to the front, lighting and power points.

NB

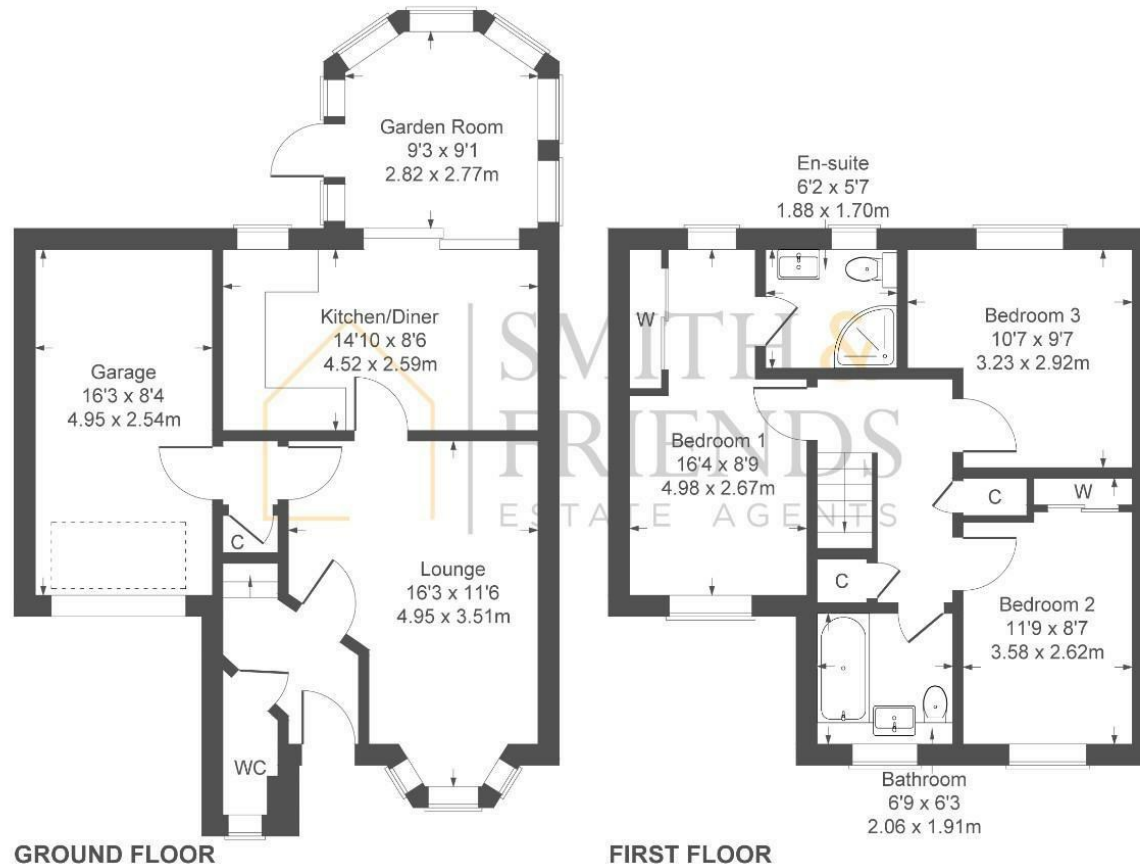
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.





Whin Meadows

Approximate Gross Internal Area
1081 sq ft - 100 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



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		
England & Wales		
	67	82
	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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