



**Westbourne Road, Hartlepool, TS25 5RE**

**welcome to**

## **Westbourne Road, Hartlepool**

This exceptional four-bedroom, traditional bay-fronted semi-detached home has been meticulously refurbished and upgraded to an outstanding standard in recent years, creating a truly luxurious family residence that seamlessly blends character with modern living.

### **Entrance Hall**

Staircase to first floor.

### **Lounge**

17' 6" x 15' 7" ( 5.33m x 4.75m )

Sash bay window to front, picture rail, radiator, coved cornicing, open fireplace.

### **Dining Room**

14' 7" x 16' Into alcove. ( 4.45m x 4.88m Into alcove. )

Window to rear, radiator, coved cornicing, marble fireplace.

### **Kitchen With Breakfasting Room**

24' 4" (max) x 11' 9" (max) ( 7.42m (max) x 3.58m (max) )

Central island, integrated full length fridge/freezer, dishwasher, wall and base units with complimentary working surfaces and coordinating splashbacks, radiator, marble fireplace, french door to side, window to side.

### **Utility Area**

4' 5" x 12' 3" ( 1.35m x 3.73m )

Recess and plumbing for washing machine.

### **Family Room**

12' 4" Max x 21' 9" Max ( 3.76m Max x 6.63m Max )

French doors to side, window to side, recess spotlights to ceiling, door to rear, wall units, plumbing (possible shower room if required).

### **Half Landing**

Window to side, study area, wood fireplace.

### **Full Landing**

Stained glass, skylight, loft access, fireplace.

### **Bedroom 1**

14' 4" x 14' 6" (max) ( 4.37m x 4.42m (max) )

Window to front, dual aspect, radiator, coved cornicing, picture rail.

### **Bedroom 2**

14' 9" x 14' 1" ( 4.50m x 4.29m )

Currently used as a walk in wardrobe, window to rear, Central island, furniture included.

### **Bedroom 3**

11' 6" x 7' 8" ( 3.51m x 2.34m )

Two windows to side, radiator.

### **Bedroom 4**

10' x 6' 9" ( 3.05m x 2.06m )

Window to front, radiator.

### **Bathroom**

Walk in shower, custom/bespoke suite, sunken bath, his and hers wash hand basin with mixer tap, open fireplace, coved cornicing, window to side, low level low flush WC.



### **Front Garden**

Driveway with access to garage, large lawn area,

### **Rear Garden**

Lawned area.

### **Parking**

Driveway for 4 cars and garage.



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## Westbourne Road, Hartlepool

- LUXURIOUS WALK-IN WARDROBE
- PREMIUM FINISHES
- TWO RECEPTION ROOMS
- LARGE CONTEMPARY KITCHEN
- ADDITIONAL ACCOMODATION

Tenure: Freehold EPC Rating: D

Council Tax Band: D

**£360,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
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**01429 261351**



[Hartlepool@mannersandharrison.co.uk](mailto:Hartlepool@mannersandharrison.co.uk)



Shrewsbury House 129 York Road,  
HARTLEPOOL, Durham, TS26 9DW



[mannersandharrison.co.uk](http://mannersandharrison.co.uk)