



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.

Agents Notes

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the



property purchase does not go ahead.



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welcome to

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

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HAR120017 - 0007

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