



**\*\*\* REDUCED \*\*\* NO CHAIN INVOLVED \*\*\* VACANT POSSESSION ASSURED \*\*\*** A deceptively spacious **THREE BEDROOM** mid terrace property situated towards the top of Westbourne Road, adjacent to the bowling green. The home is likely to appeal to a first time buyer, young family or possible investment opportunity, with **TWO RECEPTION ROOMS**, first floor bathroom, kitchen and utility. The accommodation is warmed by gas central heating, features uPVC double glazing and briefly comprises: entrance hall with stairs to the first floor, bay fronted lounge with feature fire surround, full width rear reception room/dining room, kitchen and separate utility room. To the first floor are three bedrooms and the bathroom which incorporates a three piece white suite and chrome fittings. Externally is a low maintenance front and a good size courtyard style rear which enjoys a southerly aspect, with artificial turf, paving and decking.

**Westbourne Road, Hartlepool, TS25 5RB**

**3 Bedroom - House - Mid Terrace**

**£105,000**

**EPC Rating: D**

**Tenure: Freehold**

**Council Tax Band: B**



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## **GROUND FLOOR**

### **ENTRANCE HALL**

Accessed via uPVC double glazed entrance door with matching side screens and fanlight above, staircase to the first floor with useful under stairs storage cupboard, radiator with cover included.

### **FRONT LOUNGE**

**10'7 x 14' (3.23m x 4.27m)**

uPVC double glazed bay window to the front aspect, modern laminate flooring, feature fire surround with granite back and base, convector radiator to the bay.

### **REAR RECEPTION ROOM**

**15' x 10'10 (4.57m x 3.30m)**

A full width rear reception room, ideal for use as a sitting room/dining room, with built-in storage cupboard housing Potterton gas central heating boiler, uPVC double glazed window to the rear aspect, convector radiator, access to the kitchen.

### **KITCHEN**

**6'6 x 14'4 (1.98m x 4.37m)**

Fitted with a range of units to base and wall level with brushed stainless steel handles and contrasting work surfaces incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in electric oven with separate four ring electric hob, extractor over, black 'brick' style tiling to splashback, two uPVC double glazed windows to the side aspect, vinyl flooring, convector radiator, access to the utility area.

### **UTILITY ROOM**

**6'8 x 10'1 (2.03m x 3.07m)**

Matching units and worktops with recess for washing machine, space for additional appliance and space for large free standing fridge/freezer, two uPVC double glazed windows, uPVC double glazed door to the rear garden.

## **FIRST FLOOR**

### **LANDING**

Access to three bedrooms and bathroom.

### **BEDROOM ONE**

**8'9 x 14'5 (2.67m x 4.39m)**

uPVC double glazed window overlooking the bowling green to the front, convector radiator.

### **BEDROOM TWO**

**9'10 x 10'10 (3.00m x 3.30m)**

uPVC double glazed window to the rear aspect, single radiator.

### **BEDROOM THREE**

**7'4 x 8'9 (2.24m x 2.67m)**

uPVC double glazed window to the front aspect, over stairs storage area, single radiator.

### **FAMILY BATHROOM/WC**

**6'3 x 6' (1.91m x 1.83m)**

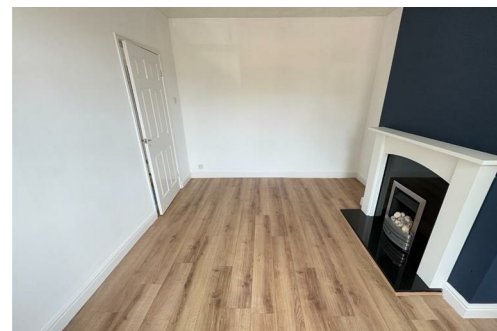
Fitted with a three piece white suite and chrome fittings comprising: panelled bath with mixer tap and shower over, protective glass shower screen, pedestal wash hand basin with dual taps, low level WC, tiling to splashback, being full height to bath area, uPVC double glazed window to the rear aspect, chrome heated towel radiator, hatch to loft space.

## **EXTERNALLY**

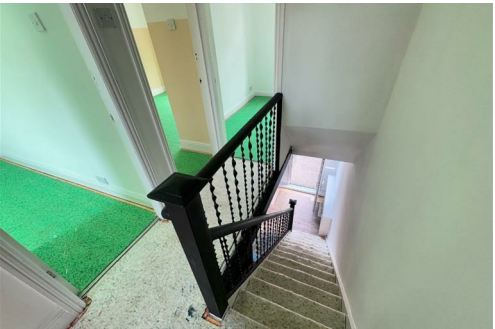
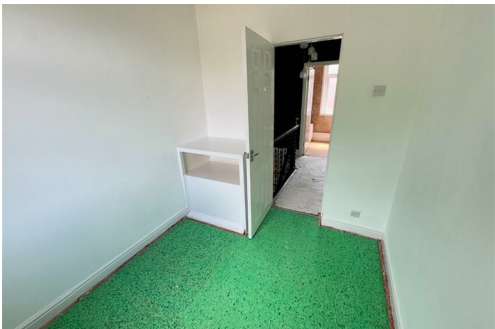
The property features a low maintenance palisade style front which is pebbled, with a paved walkway and brick boundary wall. The enclosed rear courtyard style garden features artificial turf, paving, decked patio and fenced boundaries, with gated access.

## **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.



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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
904 ft<sup>2</sup>  
83.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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. We 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.

