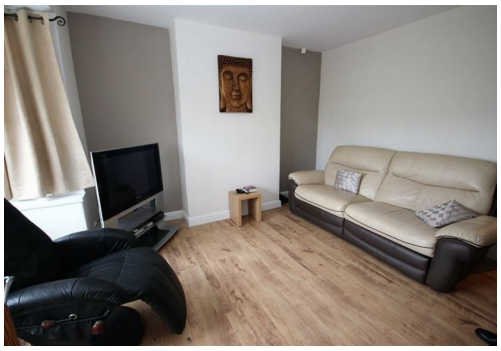








** INTERNAL VIEWING IS ESSENTIAL ** NO CHAIN INVOLVED ** CAN BE SOLD WITH TENANT IN SITU **

An outstanding two bedroom end terrace house which has the advantage of a first floor bathroom/WC. The home is located at the top of Wolviston Road next to Stratford Road and overlooks a pleasant grassed area. Features include gas central heating which we understand is via a combination boiler, has uPVC double glazing and a burglar alarm system. This property will appeal to a first time buyer/young family, etc, but could also be of interest to an investor for the rental market as the property can be sold with the current tenant in situ.

The accommodation briefly comprises: lounge with walk-in bay window, impressive open plan kitchen/diner, the kitchen area being fitted with ample units and includes a built-in oven and hob, this in turn leads to a useful utility and cloakroom/WC. Located to the first floor are two bedrooms and an outstanding bathroom/WC which is fitted with a modern white suite and has an electric shower fitting over the bath. Externally, to the rear of the property is an enclosed yard.

Wolviston Road, Hartlepool, TS25 5AP
2 Bed - House - End Terrace
Or Nearest Offer £87,500
EPC Rating: E
Council Tax Band: A
Tenure: Freehold

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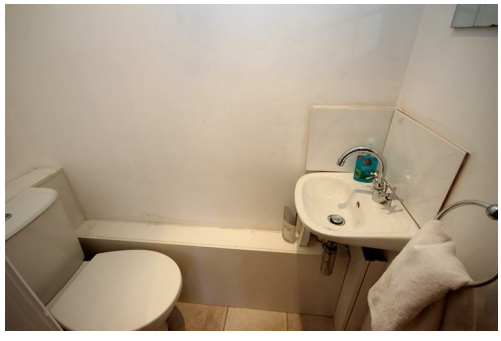
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GROUND FLOOR

ENTRANCE VESTIBULE
uPVC double glazed entrance door with matching fanlight above, 'oak' style laminate flooring, double radiator, staircase to first floor.

LOUNGE (front)
14'1 into bay x 12'4 into alcove, overall (4.29m into bay x 3.76m into alcove, overall)
Walk-in uPVC double glazed bay window, double radiator, 'oak' style laminate flooring.

OPEN PLAN KITCHEN/DINER

DINING AREA
8'8 x 15'10 overall (2.64m x 4.83m overall)
'Oak' style laminate flooring, under stairs storage cupboard, single radiator, uPVC double glazed window, leading to:

KITCHEN AREA
8'9 x 8'1 overall (2.67m x 2.46m overall)
Fitted with a range of 'pear wood' style base, wall and drawer units, black 'marble' effect working surface with matching splashback incorporating inset one and half single drainer sink unit with mixer tap, built-in stainless steel four ring gas hob with built-in recently fitted stainless steel electric oven below, matching 'chimney' style canopy housing illuminated extractor fan above, wide fitted breakfast bar, space with plumbing for automatic dishwasher (machine excluded), tiling to splashback, 'oak' style laminate flooring, uPVC double glazed window, single inset spotlights to ceiling.

UTILITY
5'3 x 5'1 (1.60m x 1.55m)
Space for appliances with plumbing for automatic washing machine (machines excluded), double radiator, 'oak' style laminate flooring, wall mounted Biasi central heating boiler, single inset spotlights to ceiling, uPVC double glazed door to rear yard, space saving folding door to cloakroom.

CLOAKROOM/WC
Fitted with a two piece white suite comprising: wall mounted wash hand basin, tiling to splashback, close coupled WC, 'tile' effect laminate flooring, extractor fan.

FIRST FLOOR

LANDING
Large loft hatch.

BEDROOM 1 (front)
12'4 x 10'6 into alcove, overall (3.76m x 3.20m into alcove, overall)
Fitted shelving and hanging rail to alcoves, uPVC double glazed window, single radiator, 'oak' style laminate flooring, walk-in storage cupboard with uPVC double glazed window and hanging rail.

BEDROOM 2 (rear)
10'4 x 7'11 overall (3.15m x 2.41m overall)
Single radiator, uPVC double glazed window, 'oak' style laminate flooring.

Wolviston Road, Hartlepool, TS25 5AP

BATHROOM/WC
7'1 x 7'6 overall (2.16m x 2.29m overall)
Fitted with a modern three piece white suite comprising: panelled bath with fitted shower screen and electric shower fitting over, pedestal wash hand basin, close coupled WC, white tiling to splashback, 'tile' effect laminate flooring, uPVC double glazed frosted window, shaver point, single radiator, white PVC panelling to ceiling with single inset spotlights, fitted mirror with glass shelf below.

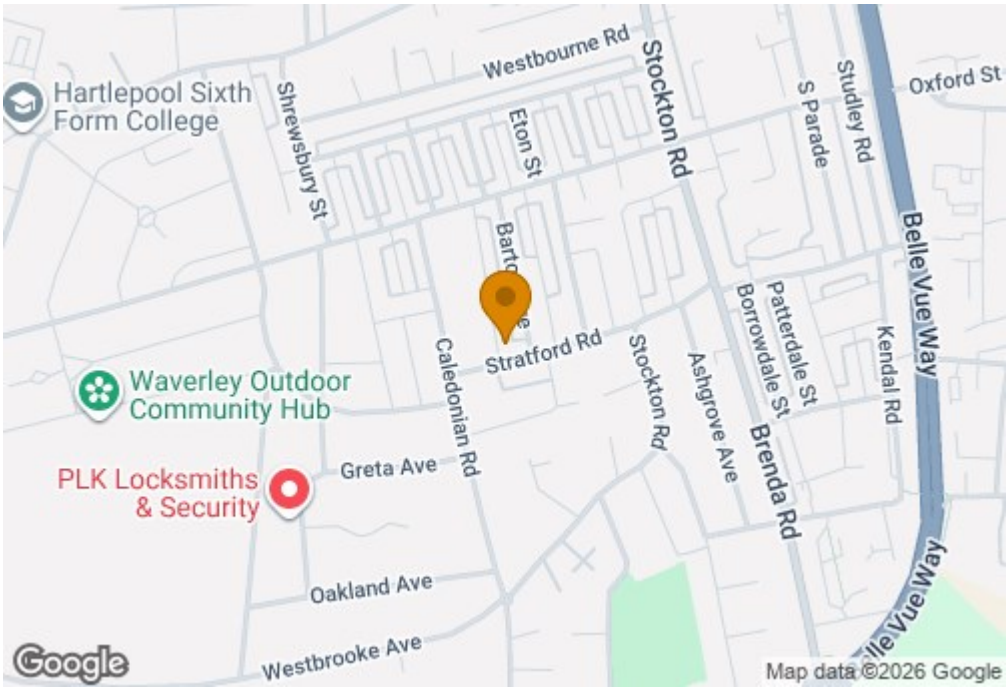
OUTSIDE
To the rear of the property is an enclosed yard with gated access.

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.





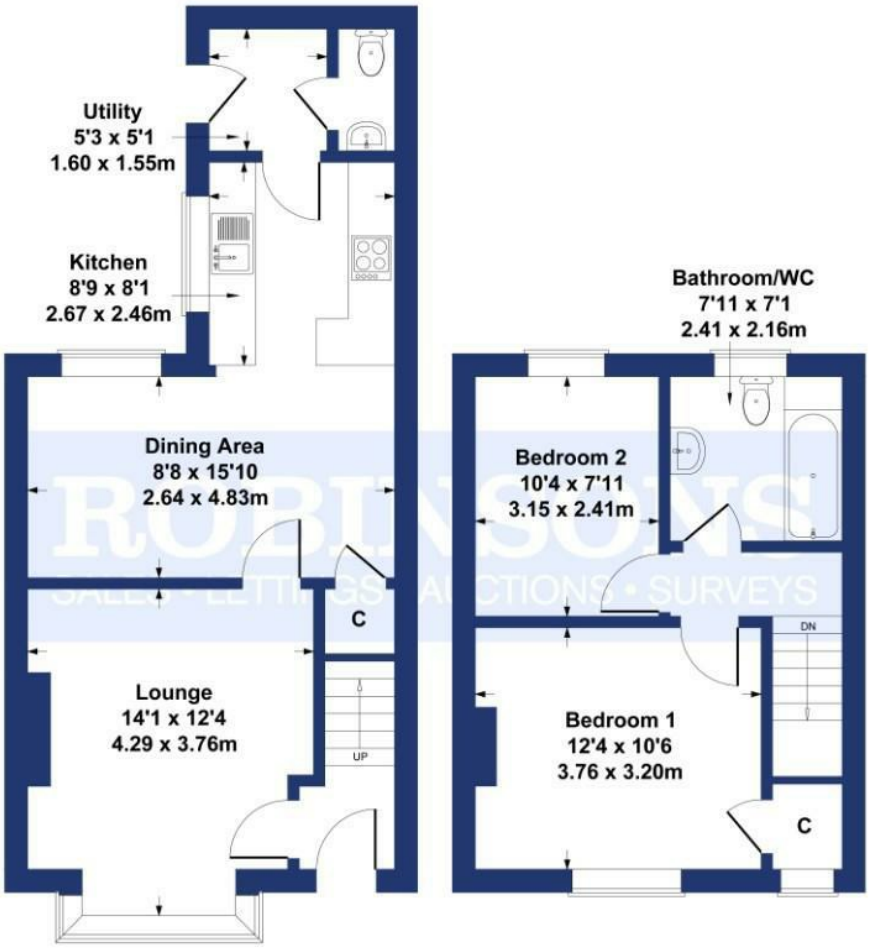




Wolviston Road, Hartlepool, TS25 5AP

Wolviston Road Hartlepool

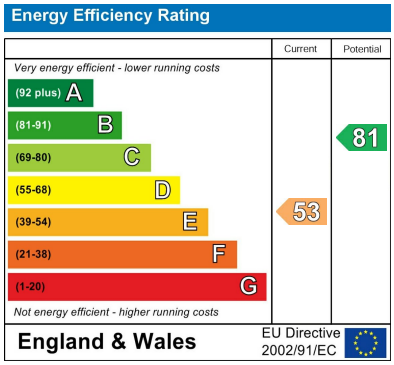
Approximate Gross Internal Area
806 sq ft - 75 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2019



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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