



*** A SENSIBLY PRICED PROPERTY *** Located on the popular Brooke Estate this good sized three bedroom semi detached house enjoys a private rear garden as it is not directly overlooked to the rear elevation. It is warmed by gas central heating via a recently replaced combination boiler and has uPVC double glazing throughout. Internally, the property briefly comprises of: entrance hall, two good sized reception rooms and fitted kitchen. To the first floor are three bedrooms, the two larger bedrooms having built-in wardrobes, and a modern bathroom/WC. Externally are well cared for gardens to front and rear, the latter being of a generous size. A driveway leads to the good sized single garage. Fitted carpets are included in the asking price. Internal viewing is a must to realise the potential of this home.

Westbrooke Avenue, Brooke Estate,
Hartlepool, TS25 5HX
3 Bed - House - Semi-Detached
£155,000
EPC Rating: C
Council Tax Band: C
Tenure: Freehold



SMITH &
FRIENDS
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Westbrooke Avenue, Hartlepool, TS25 5HX

GROUND FLOOR

ENTRANCE

uPVC double glazed glass panelled door, staircase to first floor landing, radiator.

LOUNGE 14'1 x 11'7 (4.29m x 3.53m)

uPVC double glazed bay window to front, radiator.

SECOND RECEPTION ROOM 13'5 x 12'11 (4.09m x 3.94m)

uPVC double glazed windows and uPVC double glazed glass panelled door, living flame 'coal' effect gas fire, radiator.

KITCHEN 9'10 x 7'2 (3.00m x 2.18m)

Fitted with wall, base and drawer units, inset sink and drainer, gas cooker point, plumbing for washing machine and space for fridge and freezer, uPVC double glazed window to rear, uPVC double glazed glass panelled door to side.

FIRST FLOOR: LANDING

uPVC double glazed window to side, access to loft.

BEDROOM 1 (front) 15'3 x 12'6 (4.65m x 3.81m)

uPVC double glazed window, radiator, fitted wardrobes.

BEDROOM 2 (rear) 12'6 x 12'1 (3.81m x 3.68m)

uPVC double glazed window, radiator, fitted wardrobes.

BEDROOM 3 (front) 7'5 x 6'6 (2.26m x 1.98m)

uPVC double glazed window, radiator.

FAMILY BATHROOM/WC

Fitted with a modern white and chrome suite comprising: panelled bath with shower over, wash hand basin with vanity storage, low level WC; two uPVC double glazed windows, co-ordinated tiled walls, radiator.

EXTERNALLY

Well cared for gardens to front and rear, the latter being of a generous size. A driveway leads to the GOOD SIZED SINGLE GARAGE.

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.



Not to Scale. Produced by The Plan Portal 2024
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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		71	84
EU Directive 2002/91/EC			

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