



**\*\* CHAIN FREE\*\*SOUGHT AFTER LOCATION \*\* LOADS OF POTENTIAL \*\*** Rarely available Three bed semi detached house, meticulously maintained throughout viewing is essential to fully appreciate this lovely family home. Benefiting from uPVC DG, GCH and a layout comprising of: Entrance porch, hallway, downstairs toilet, two large reception rooms conservatory and kitchen. To the first floor there are Three bedrooms, family bathroom and separate toilet. Enclosed rear garden is mainly laid to lawn with well stocked borders and patio area. The front garden has been paved to provide ample off street parking for numerous cars and leads to the single integral garage.

Westlands Avenue can be found off Claremont Drive being within close distance to well regarded schools and on hand for the Town Centre.

**Westland Avenue, Hartlepool, TS26 9NT**

**3 Bed - House**

**Chain Free £190,000**

**EPC Rating:**

**Council Tax Band: C**

**Tenure: Freehold**



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Westland Avenue, Hartlepool, TS26 9NT

GROUND FLOOR

Entrance Porch  
uPVC DG glass panelled door, uPVC DG windows, uPVC DG glass panelled door into hallway.

Entrance hallway  
Staircase to 1st floor landing, under stairs storage and radiator.

Downstairs Toilet  
low level WC, uPVC DG window to rear.

Lounge  
15' x 13'6" (4.57m x 4.11m)  
uPVC DG Bay window to front and radiator.

Second Reception Room  
14'10 x 11'11 (4.52m x 3.63m)  
uPVC DG French doors opening into the conservatory and radiator.

Conservatory  
11'10 x 10'3 (3.61m x 3.12m)  
uPVC Construction, ceiling fan light & uPVC DG glass panelled door.

Kitchen  
11' x 8'9" (3.35m x 2.67m)  
wall, base and drawer units with matching worktops, inset stainless steel sink and drainer, gas cooker point, plumbing for washing machine and space for fridge and freezer. uPVC DG window to rear, uPVC DG glass panelled door opening into the garage.

FIRST FLOOR

Landing  
Stained glass window with secondary double glazing.

Bedroom1  
12'9 x 12'2 (3.89m x 3.71m)  
uPVC DG window to front, built in storage and radiator.

Bedroom 2  
11'4 x 13'6 (3.45m x 4.11m)  
uPVC DG window to rear, and radiator.


Bedroom 3  
9'11 x 7'2 (3.02m x 2.18m)  
Two uPVC DG windows to front, built in storage and radiator.

Family Bathroom  
Panelled bath with shower over, pedestal wash hand basin storage cupboard and radiator.



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

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, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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		EU Directive 2002/91/EC	

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