

\*\*\* NO CHAIN INVOLVED \*\*\* A spacious THREE BEDROOM mid terraced property with the benefit of TWO RECEPTION ROOMS and a generous rear garden. The home is in need of refurbishment and upgrading yet offers an exciting opportunity with great potential. An ideal purchase for a first time buyer looking to put their own stamp on something or possible investment opportunity. An internal viewing comes recommended, with a layout which briefly comprises: entrance vestibule through to the entrance hall with stairs to the first floor and access to both reception rooms, the rear reception linking to the kitchen, whilst a utility area and WC complete the ground floor. To the first floor, from the half landing is access to the bathroom. The main landing gives access to all three bedrooms. Externally is a low maintenance palisade to the front and generous, well stocked rear garden. The home features glazed windows and gas central heating. Wansbeck Gardens is situated between Park Road and Elwick Road with easy access to schools and amenities. VIEWING ESSENTIAL TO APPRECIATE THE POTENTIAL ON OFFER.

**Wansbeck Gardens, Hartlepool, TS26 9JH**

**3 Bed - House - Mid Terrace**

**£105,000**

**EPC Rating:**

**Council Tax Band: B**

**Tenure: Freehold**



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FRIENDS**  
ESTATE AGENTS



# Wansbeck Gardens, Hartlepool, TS26 9JH



## GROUND FLOOR

### ENTRANCE VESTBULE

Accessed via glazed entrance door with fanlight above, coving to ceiling, glazed internal door through to:

### ENTRANCE HALL

Spindled staircase to the first floor with newel post, delft rack, coving to ceiling, double radiator, access to both reception rooms.

### FRONT LOUNGE

**13'9 x 13' (4.19m x 3.96m)**

Glazed bay window to the front aspect, tiled fire surround with electric fire, deep coving to ceiling, double radiator.

### REAR RECEPTION ROOM

**13' x 12'4 (3.96m x 3.76m)**

Situated off the kitchen with a glazed window looking out to the rear garden, fire surround with electric fire, dado rail, coving to ceiling, double radiator.

### INNER PASSAGE

Under stairs storage cupboard, access to kitchen.

### KITCHEN

**14'4 x 8'3 (4.37m x 2.51m)**

Units to base and wall level, roll-top work surfaces, inset single drainer stainless steel sink unit, glazed window to the side aspect, glazed door to the rear garden, Ideal Logic Combi C30 boiler, double radiator, glazed internal door to:

### UTILITY AREA

Glazed window to the rear aspect, fitted shelving, access to:

### GROUND FLOOR WC

Fitted with a wall mounted WC in white, with a glazed window to the rear aspect.

## FIRST FLOOR

### HALF LANDING

Stairs to the main landing, access to the bathroom.

### BATHROOM/WC

**8'5 x 7' (2.57m x 2.13m)**

Fitted with a three piece coloured suite comprising: panelled bath with dual taps, pedestal wash hand basin with dual taps, low level WC, part tiled splashback, glazed window to the rear, single radiator.

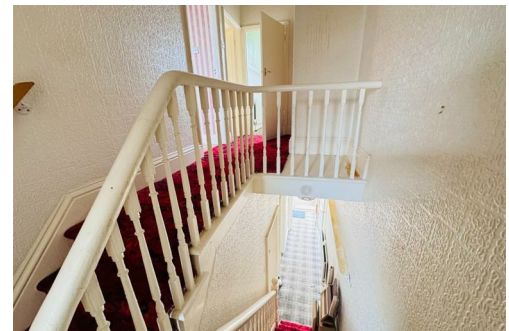
### MAIN LANDING

Storage cupboard with hatch to loft space, access to three bedrooms.

### BEDROOM ONE

**12'5 x 12'3 (3.78m x 3.73m)**

Glazed window to the front aspect, fire surround, storage cupboard to alcove, double radiator.



# Wansbeck Gardens, Hartlepool, TS26 9JH



## BEDROOM TWO

12'4 x 11'8 (3.76m x 3.56m)

Glazed window overlooking the rear garden, fire surround, storage cupboard to alcove, double radiator.

## BEDROOM THREE

8'5 x 6'2 (2.57m x 1.88m)

Glazed window to the front aspect, single radiator.

## EXTERNALLY

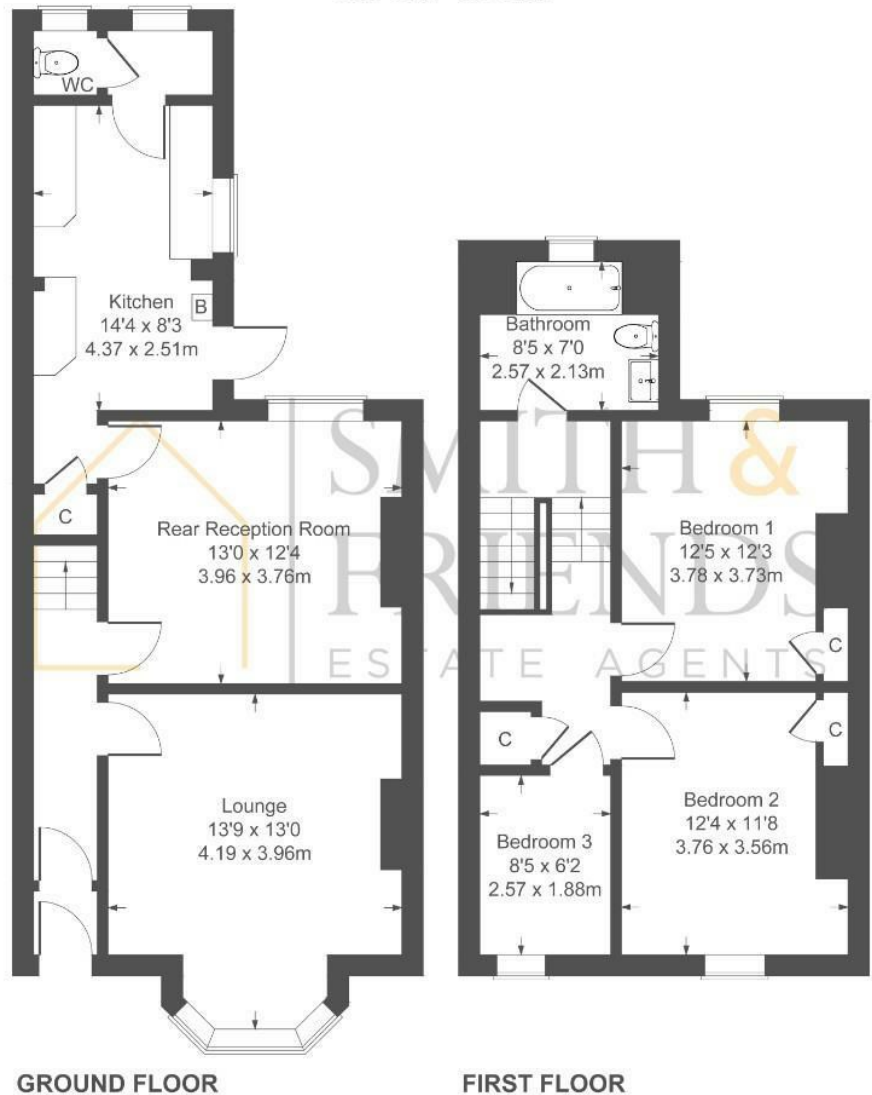
Externally is a low maintenance palisade to the front and generous, well stocked rear garden.

## 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.



**Wansbeck Gardens**  
Approximate Gross Internal Area  
1109 sq ft - 103 sq m



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 and conveyancing 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