



An impressive TWO BEDROOM end terraced property offering modern accommodation with a beautiful upgraded kitchen. The home would make an ideal purchase for a first time buyer or young family, with further benefits including gas central heating, uPVC double glazing and alarm system. The full layout comprises: entrance vestibule through to a good size lounge with attractive feature fire surround and gas fire. The kitchen incorporates grey gloss units to base and wall level with a range of integrated appliances. To the first floor are two bedrooms, with the master bedroom benefitting from a built-in double wardrobe, they are served by the bathroom which incorporates a three piece white suite and chrome fittings. Externally is a low maintenance front, with a double width concrete imprint driveway. A gate to the side, leads through to the enclosed rear garden with patio and pebbled areas. Whin Meadows is a modern development located off Easington Road with easy access to the A19 and surrounding areas. **VIEWING RECOMMENDED.**

Whin Meadows, Hartlepool, TS24 9NX

2 Bedroom - House - End Terrace

£110,000

EPC Rating:

Tenure: Freehold

Council Tax Band: B



Whin Meadows, Hartlepool, TS24 9NX



GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via double glazed composite entrance door, part panelled walls, glazed internal door to the lounge.

LOUNGE

14'7 x 12'8 (4.45m x 3.86m)

A good size lounge with uPVC double glazed window to the front aspect, feature fire surround with gas fire, stairs to the first floor with under stairs storage cupboard, modern laminate flooring, dado rail, television point, single radiator.

KITCHEN

12'7 x 7'10 (3.84m x 2.39m)

Fitted with a beautiful range of grey gloss units to base and wall level with complementing work surfaces and matching splashback, incorporating an inset single drainer sink unit with mixer tap, built-in oven with separate four ring touch hob and extractor over, glass splashback, integrated fridge/freezer, integrated dishwasher, recess for washing machine, recess for tumble dryer, modern laminate flooring, uPVC double glazed window to the rear aspect, uPVC double glazed door to the rear garden, modern upgraded radiator.

FIRST FLOOR

LANDING

Fitted carpet, dado rail, hatch to loft space.

BEDROOM ONE

11'5 x 9'5 (excluding wardrobes) (3.48m x 2.87m (excluding wardrobes))

A good size master bedroom with built-in double wardrobe, storage cupboard, modern laminate flooring, uPVC double window to the front aspect, single radiator.

BEDROOM TWO

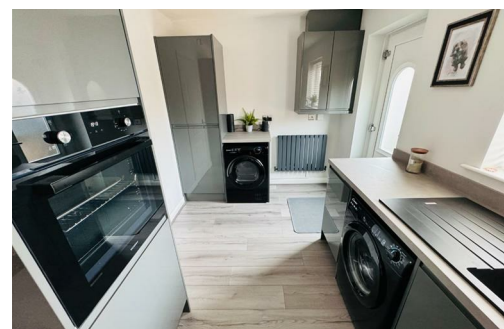
11'1 x 6'9 (3.38m x 2.06m)

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

BATHROOM/WC

7'11 x 5'8 (2.41m x 1.73m)

Fitted with a modern three piece suite and chrome fittings comprising: curved bath with mixer tap and shower over, protective glass shower screen, wall mounted wash hand basin with chrome mixer tap, low level WC, tiled walls and flooring, uPVC double glazed window to the rear aspect, single radiator.



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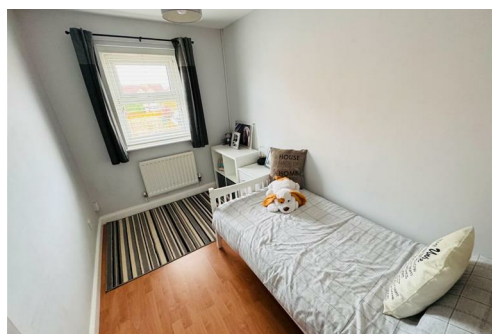
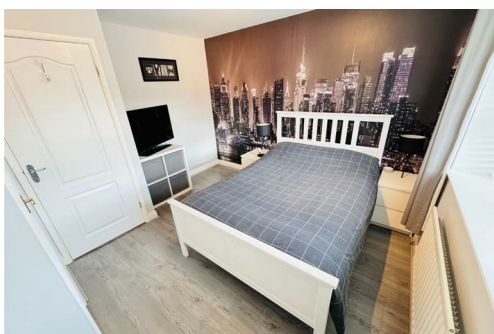
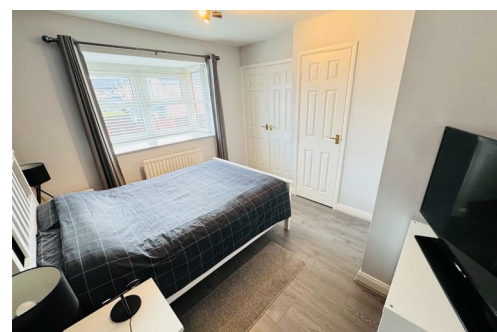


EXTERNALLY

Externally is a low maintenance front with a double width concrete imprint driveway. A gate to the side leads through to the enclosed rear garden with loose pebbles and concrete imprint patio area with fenced boundaries.

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.





Ground Floor



Floor 1

Approximate total area⁽¹⁾
549.17 ft²
51.02 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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.

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