

A well presented THREE BEDROOM semi-detached property located in a popular part of the Brooke Estate. The home offers accommodation ideal for a first time buyer or family, with an open plan kitchen/diner/sitting room to the rear. The property further benefits from gas central heating, uPVC double glazing, off street parking, garage and SOUTHERLY ASPECT REAR GARDEN. An internal viewing comes recommended, with a layout which briefly comprises: entrance hall with stairs to the first floor and access to the bay fronted lounge, the open plan kitchen/diner/sitting room allows a great space for entertaining family and friends with French doors opening to the rear garden. To the first floor are three bedrooms and the family bathroom with separate WC. Externally is a block paved front allowing useful off street parking which continues alongside the property to the garage. The generous enclosed rear garden is predominantly lawned. Local schools and amenities are situated within close proximity.

**Westbrooke Avenue, Hartlepool, TS25 5HZ**

**3 Bedroom - House - Semi-Detached**

**£170,000**

**EPC Rating: C**

**Tenure: Freehold**

**Council Tax Band: C**



Westbrooke Avenue, Hartlepool, TS25 5HZ

## GROUND FLOOR

### STORM PORCH

### ENTRANCE HALL

Composite entrance door with double glazed inserts, uPVC double glazed side screens with fanlight above, staircase to first floor with spindle balustrading and newel post, under stairs storage cupboard with uPVC double glazed opaque window, smaller under stairs storage cupboard.

### LOUNGE (front)

**14' into bay x 11'11 into alcove, overall (4.27m into bay x 3.63m into alcove, overall)**

A pleasant family lounge with uPVC double glazed bay window to the front aspect, modern laminate flooring, wall mounted fire, coving to ceiling, convector radiator.

### OPEN PLAN KITCHEN/DINER/SITTING ROOM

#### DINING/SITTING AREA

**15'6 x 11'6 overall (4.72m x 3.51m overall)**

uPVC double glazed French doors to the rear garden with matching side screens and fanlight above, modern laminate flooring, coving to ceiling, double radiator.

#### KITCHEN AREA

**11'6 x 6'4 overall (3.51m x 1.93m overall)**

Fitted with an excellent range of 'oak' style base, wall and drawer units with 'marble' effect working surfaces incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in four ring gas hob with built-in electric oven below, 'chimney' style canopy housing illuminated recirculating fan above, integrated fridge with freezer below, cupboard housing wall mounted Ideal Logic boiler, 'oak' style laminate flooring, space with plumbing for automatic washing machine (machine excluded), white tiling to splashback, uPVC double glazed window, single radiator.

## FIRST FLOOR

### LANDING

uPVC double glazed window to the side aspect, fitted carpet, coving to ceiling, hatch to loft space.

### BEDROOM 1 (front)

**14'3 into bay x 10'11 overall (4.34m into bay x 3.33m overall)**

uPVC double glazed bay window to the front aspect, feature panelling to wall, shelved alcove, fitted carpet, double radiator.

### BEDROOM 2 (rear)

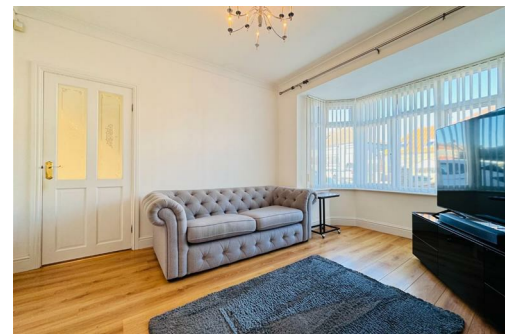
**12'1 x 10'11 into alcove, overall (3.68m x 3.33m into alcove, overall)**

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

### BEDROOM 3 (front)

**6'10 x 7'5 overall (2.08m x 2.26m overall)**

uPVC double glazed window to the front aspect, fitted carpet, single radiator.



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**BATHROOM**

**5'4 x 7'4 overall (1.63m x 2.24m overall)**

Fitted with a two piece suite comprising: panelled bath with dual taps and shower over, protective glass shower screen, pedestal wash hand basin with chrome dual taps, tiling to splashback, being full height to bath area, tiled flooring, wall mounted vanity mirror, coving and inset spotlighting to ceiling, uPVC double glazed window to the rear aspect, double radiator.

**SEPARATE WC**

Fitted with a low level WC in white, tiling to part walls and flooring, uPVC double glazed frosted window to the side aspect.

**OUTSIDE**

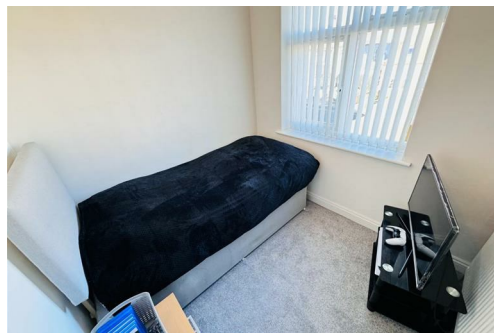
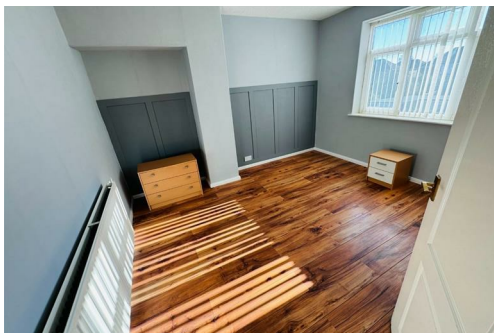
The property features a low maintenance block paved front allowing useful off street parking which continues alongside the property to the garage. The generous enclosed rear garden enjoys a southerly aspect, being predominantly lawned, with fenced boundaries.

**SINGLE GARAGE**

Accessed via a personal door from the rear garden, up and over door to the front.

**NB**

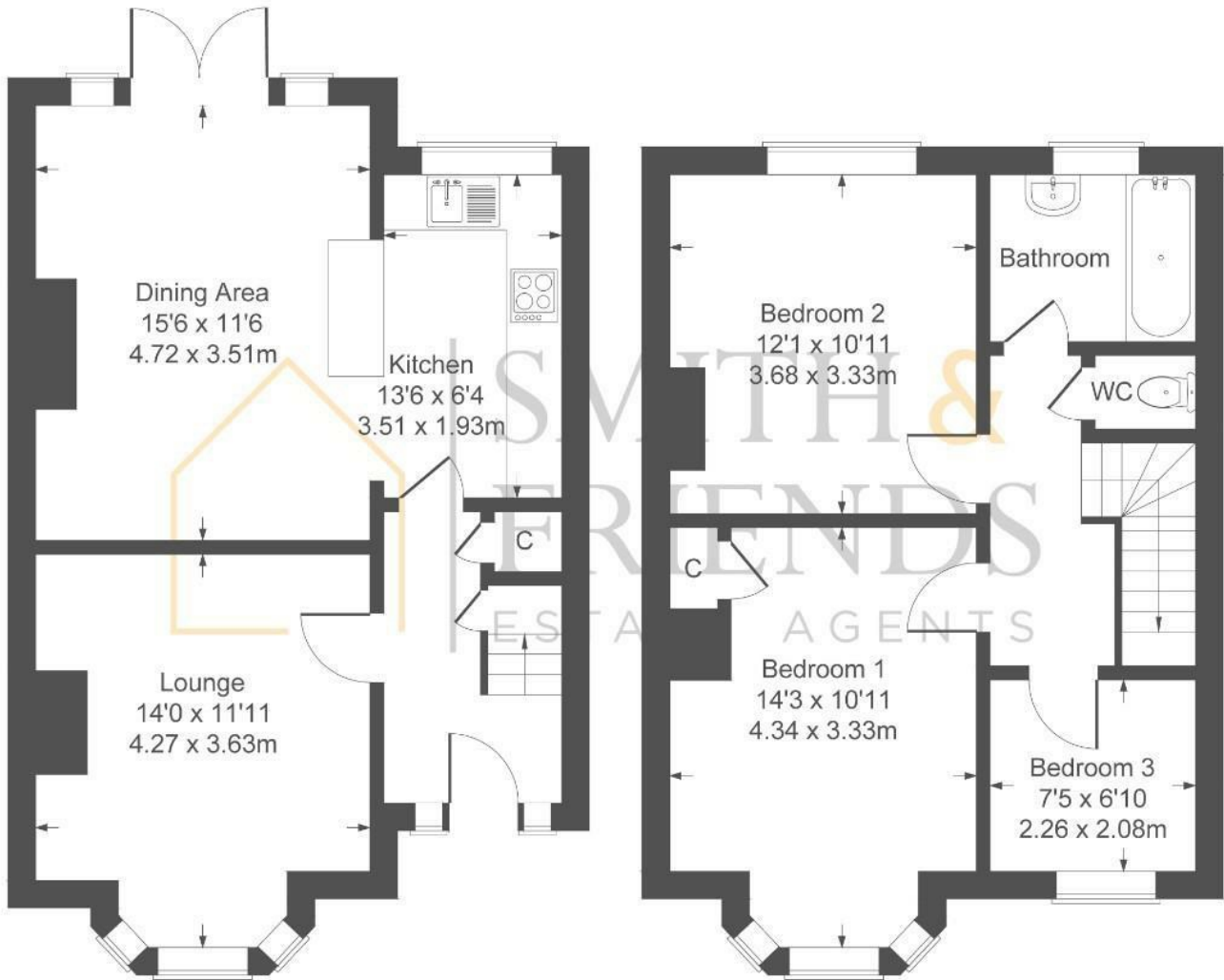
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



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# Westbrooke Avenue

Approximate Gross Internal Area  
969 sq ft - 90 sq m



**GROUND FLOOR**

**FIRST FLOOR**

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. 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) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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