



*** NO CHAIN INVOLVED *** AVAILABLE IMMEDIATELY *** A deceptively spacious THREE BEDROOM mid terraced property which benefits from TWO RECEPTION ROOMS and first floor bathroom. An ideal purchase for a buy to let investor, with features including gas central heating and uPVC double glazing. An internal viewing comes recommended to appreciate the space on offer, with a layout which briefly comprises: entrance vestibule through to the entrance hall with stairs to the first floor and access to two connecting reception rooms, the rear reception room linking to the kitchen. To the first floor, from the half landing is access to a good size bathroom which incorporates a three piece suite. The main landing gives access to three bedrooms and externally is a low maintenance palisade to the front and enclosed yard to the rear. Wharton Terrace is well situated within close proximity of Dyke House School, close to amenities and within a short stroll of Hartlepool town centre.

Wharton Terrace, Hartlepool, TS24 8NW

3 Bed - House - Mid Terrace

£65,000

EPC Rating: E

Council Tax Band: A

Tenure: Freehold



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FRIENDS**
ESTATE AGENTS

Wharton Terrace, Hartlepool, TS24 8NW



GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via uPVC double glazed entrance door, laminate flooring, internal door to the hall.

ENTRANCE HALL

Matching laminate flooring, staircase to the first floor, single radiator.

LOUNGE

14'5 x 11'11 (4.39m x 3.63m)

uPVC double glazed bay window to the front aspect, feature fire surround with 'marble' style back and base, electric fire, delft rack, coving to ceiling, convector radiator, dividing arch to rear reception room.

REAR RECEPTION ROOM

11'11 x 11'11 (3.63m x 3.63m)

Ideally situated off the kitchen, with uPVC double glazed window looking out to the rear yard, under stairs storage cupboard, coving to ceiling, single radiator.

KITCHEN

15'8 x 7'8 (4.78m x 2.34m)

Fitted with a range of white gloss units to base and wall level with brushed stainless steel handles and contrasting work surfaces incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, recess for free standing cooker, tiling to splashback, space for free standing fridge and separate freezer, space for additional appliances, tiled flooring, uPVC double glazed window to the side aspect, Ideal Logic gas central heating boiler, uPVC double glazed door to the rear yard, single radiator.

FIRST FLOOR

HALF LANDING

Access to bathroom, stairs to main landing.

BATHROOM/WC

11' x 7'9 (3.35m x 2.36m)

A good size bathroom which incorporates a three piece white suite comprising: panelled bath with dual taps and shower over, pedestal wash hand basin with chrome mixer tap, low level WC, tiling to splashback, uPVC double glazed window to the side aspect, built-in storage cupboard, single radiator.

MAIN LANDING

Access to three bedrooms, storage cupboard with fixed ladder giving access to the attic room.

BEDROOM 1

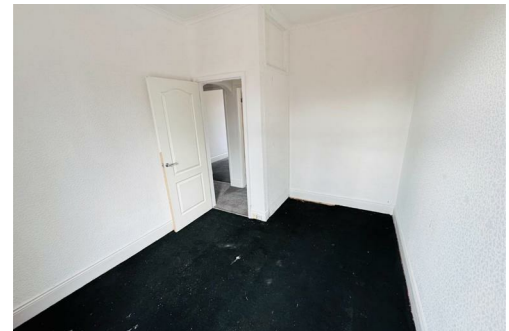
12' x 9'1 (3.66m x 2.77m)

uPVC double glazed window overlooking the rear yard, single radiator.

BEDROOM 2

11'10 x 9' (3.61m x 2.74m)

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



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BEDROOM 3

11'10 x 6'4 (3.61m x 1.93m)

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

ATTIC ROOM

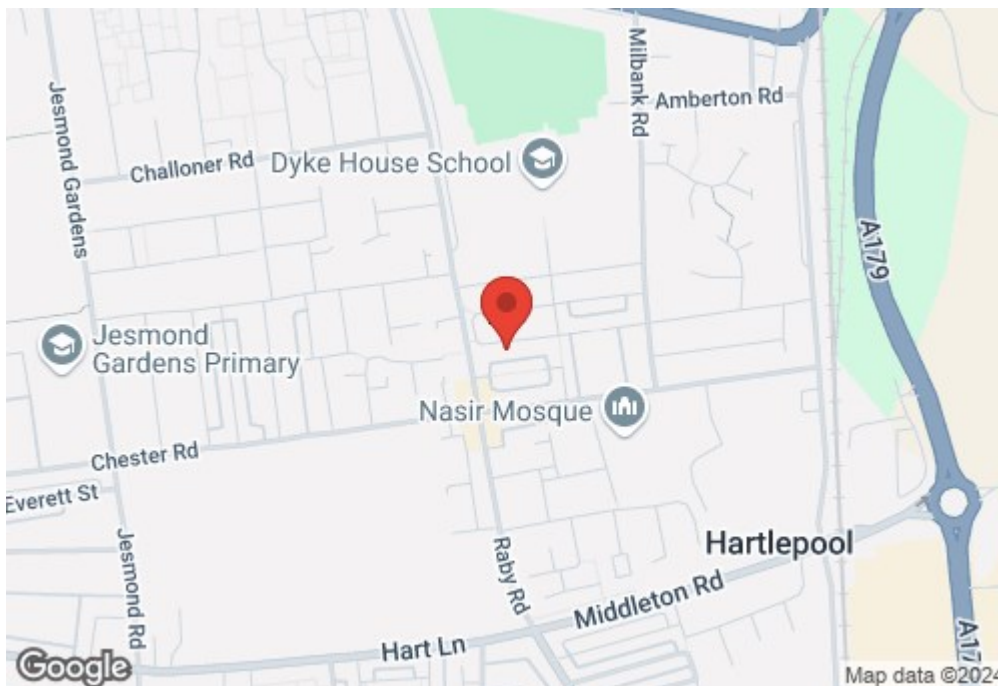
Panelled walls and ceiling, eaves storage, skylight to the rear aspect.

OUTSIDE

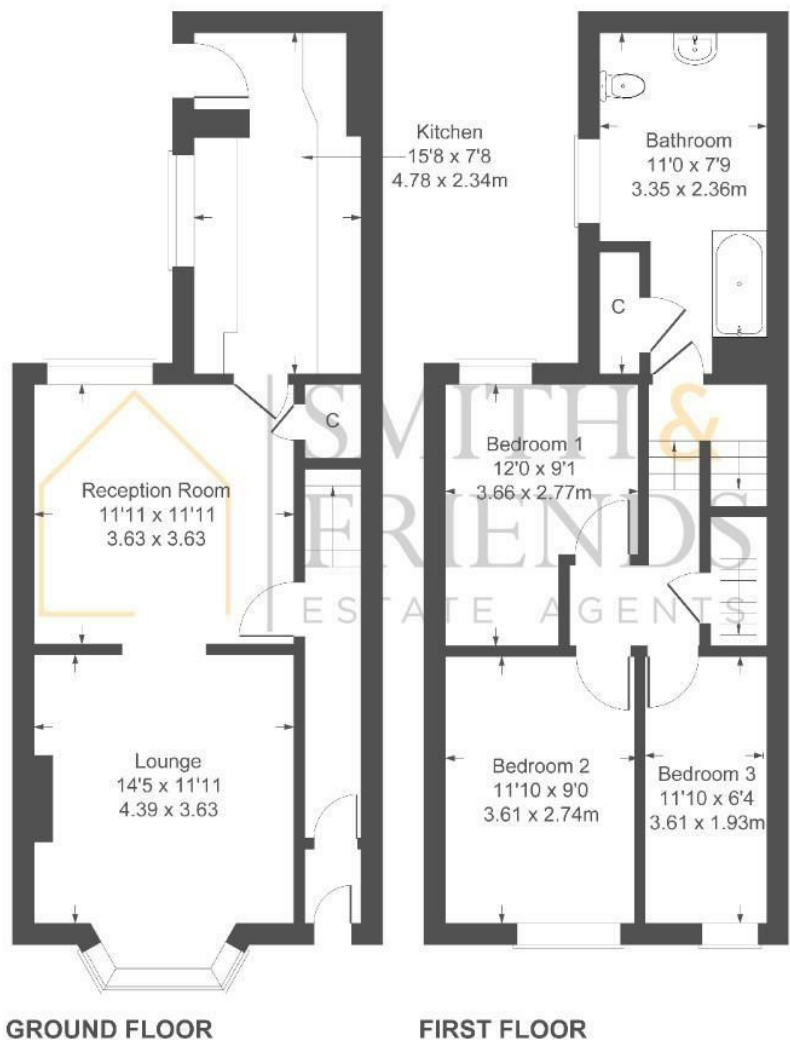
The property features a low maintenance palisade to the front and an enclosed yard to the rear with gated access.

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.



Wharton Terrace
Approximate Gross Internal Area
996 sq ft - 93 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	49	77
EU Directive 2002/91/EC		

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