



***** NO CHAIN INVOLVED ***** A rarely available FOUR BEDROOM mid terrace property with deceptively spacious accommodation featuring TWO RECEPTION ROOMS. The home is well positioned, with a generous SOUTH FACING REAR GARDEN and comes with an internal viewing recommended to appreciate the space and undoubted potential on offer.

An ideal purchase for family requirements, 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 kitchen leads to the rear lobby with a door to the rear garden, storage, WC and access into a useful utility/store room. To the first floor, from the half landing is bedroom three, the family bathroom and separate WC, the main landing gives access to a further three bedrooms.

Externally is a low maintenance palisade to the front and a generous, well stocked rear garden which should prove to be a suntrap in the summer months. Situated close to Haswell Avenue and only a short stroll from St Aiden's and St Cuthbert's Primary Schools. **VIEWING RECOMMENDED.**

Windermere Road, Hartlepool, TS25 5BS

4 Bed - House - Mid Terrace

£100,000

EPC Rating: D

Council Tax Band: B

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Windermere Road, Hartlepool, TS25 5BS



GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via uPVC double glazed entrance door with uPVC double glazed fanlight above, coved ceiling, glazed internal door to the hall.

ENTRANCE HALL

A deep entrance hall which incorporates stairs to the first floor with under stairs storage cupboard, single radiator.

FRONT RECEPTION ROOM

11'9 x 11'11 (3.58m x 3.63m)

Large uPVC double glazed bay window to the front aspect, deep coving to ceiling, fire surround and gas fire, three convector radiators to the bay.

REAR RECEPTION ROOM

11'1 x 17'3 (3.38m x 5.26m)

Double glazed patio doors to the rear garden, storage/display units to the alcove, double radiator, glazed internal doors separating both reception rooms.

KITCHEN

7'7 x 17'10 (2.31m x 5.44m)

Modern range of base level units with brushed stainless steel handles and contrasting work surfaces, incorporating an inset single drainer stainless steel sink with mixer tap, space for free standing cooker with extractor over, recess for washing machine, space for fridge/freezer, PVC panelling to splashback, gas central heating boiler, two uPVC double glazed windows.

REAR LOBBY

Glazed door to the rear garden, access to utility, storage and WC.

UTILITY/STORE ROOM

8'6 x 6'6 (2.59m x 1.98m)

Offering a variety of uses with panelling to walls, fitted shelving.

FIRST FLOOR

HALF LANDING

Access to bedroom three, bathroom and separate WC.

BEDROOM THREE

8'10 x 10'3 (2.69m x 3.12m)

uPVC double glazed window overlooking the rear garden, double radiator.

BATHROOM

5'11 x 8' (1.80m x 2.44m)

Fitted with a two piece suite and chrome fittings comprising: panelled bath with mixer tap and shower attachment, pedestal wash hand basin with dual taps, modern tiled splashback, storage cupboard, uPVC double glazed window to the side aspect, convector radiator.

SEPARATE WC

4'4 x 2'8 (1.32m x 0.81m)

Wall mounted WC.



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MAIN LANDING

Access to additional bedrooms, storage cupboard, hatch to loft space.

BEDROOM ONE

12'10 x 11'11 (3.91m x 3.63m)

Large uPVC double glazed bay window to the front aspect, deep coving to ceiling, three convector radiators.

BEDROOM TWO

12'9 x 13'4 (3.89m x 4.06m)

uPVC double glazed window overlooking the rear garden, double radiator.

BEDROOM FOUR

5'11 x 8'5 (1.80m x 2.57m)

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

EXTERNALLY

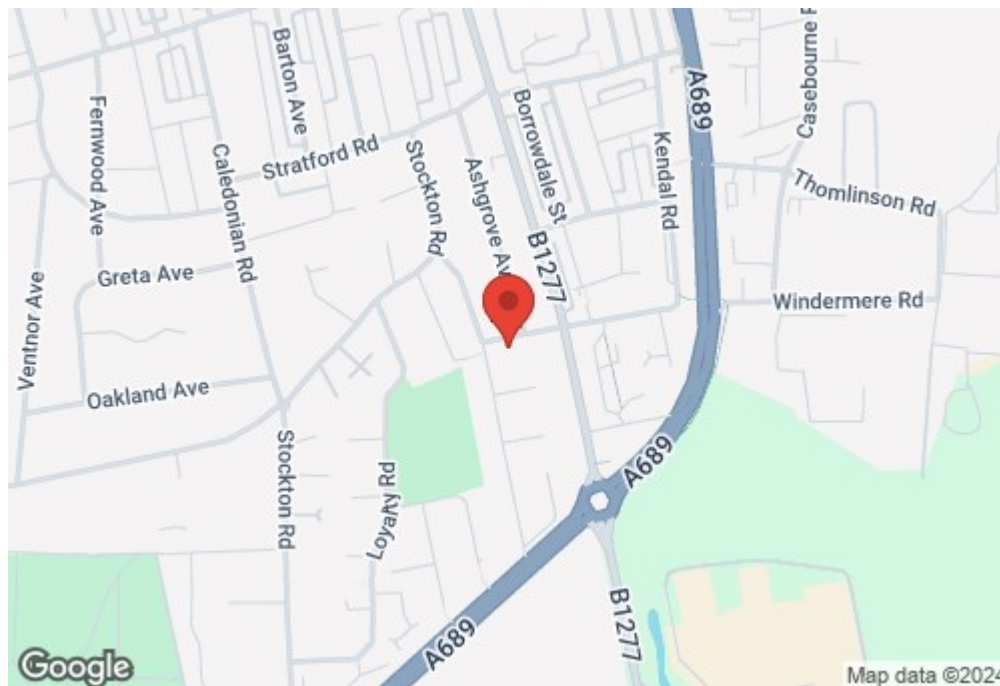
The property features a low maintenance palisade to the front, with a generous south facing rear garden featuring lawn, well stocked border and paved patio area.

NB 1

Shared passage to the side of the property.

NB 2

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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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			83
(81-91) B			
(69-80) C			
(55-68) D		62	
(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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