



Whitrou Road, King Oswy, TS24 9PW
2 Bed - House - End Terrace
£120,000

EPC Rating: D
Tenure: Freehold
Council Tax Band: A



**SMITH &
FRIENDS**
ESTATE AGENTS

Whitrout Road King Oswy, Hartlepool, TS24 9PW

A stunning two bedroom end terraced property offering significantly enhanced and upgraded accommodation throughout. The home has undergone significant refurbishment both inside and out, with careful consideration taken to offer modern and contemporary accommodation which features a beautiful kitchen/diner, impressive bathroom, low maintenance exterior and converted garage/bar. An ideal purchase for a first time buyer or young couple, with further benefits including gas central heating, uPVC double glazing, upgraded internal doors and neutral decor. The home occupies a larger than average corner plot with low maintenance gardens, secure off street parking, new boundary wall, gates and fencing.

An internal viewing truly is a must, with accommodation which briefly comprises: entrance porch extension through to the entrance vestibule, spacious lounge, full width kitchen/diner, separate utility room, two bedrooms and an impressive family bathroom incorporating a modern four piece suite. Externally the property offers huge kerb appeal with an attractive external render, whilst the enclosed rear garden and converted garage/bar allow a great place for entertaining family and friends. Whitrout Road is situated off Goldsmith Avenue with access via King Oswy Drive. Barnard Grove Primary School and St Hild's Church Of England School are within walking distance. VIEWING RECOMMENDED.









GROUND FLOOR

ENTRANCE PORCH EXTENSION

Accessed via double glazed composite entrance door with matching uPVC double glazed side screens, cloaks area, access to;

ENTRANCE VESTIBULE

Modern laminate flooring, stairs to the first floor with fitted carpet, uPVC double glazed window to the side aspect, single radiator.

FAMILY LOUNGE

16'9 x 10'4 (5.11m x 3.15m)

A good size lounge with large uPVC double glazed window to the front aspect, modern laminate flooring, coving to ceiling, lighting to alcoves, wall mounted television point, convector radiator.

KITCHEN/DINER

20'3 x 8'8 (6.17m x 2.64m)

A full width kitchen/diner which features modern gloss units to base and wall level with brushed stainless steel handles and complementing worktops, inset one and a half bowl single drainer ceramic sink unit with mixer tap, built-in electric oven with four ring gas hob above and extractor over, attractive tiled splashback, space for free standing fridge/freezer, breakfast bar with matching tiled splashback, modern laminate flooring, inset spotlights to ceiling, uPVC double glazed window to the side aspect, uPVC double glazed French doors to the rear garden, under stairs storage cupboard, single radiator.

UTILITY ROOM

5'6 x 3'10 (1.68m x 1.17m)

Fitted worktop with space below for washing machine and dryer, modern units to eye level, attractive tiled splashback.

FIRST FLOOR

LANDING

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

BEDROOM ONE

16'10 x 10'4 (5.13m x 3.15m)

A good size master bedroom with uPVC double glazed window to the front aspect, fitted carpets, lighting and panelling to alcoves, over stairs storage cupboard, single radiator.

BEDROOM TWO

9'5 x 8'7 (2.87m x 2.62m)

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

ENLARGED BATHROOM

10'2 x 5'6 (3.10m x 1.68m)

Featuring an impressive four piece suite and chrome fittings comprising: panelled bath with central mix tap, double shower with chrome overhead shower and separate attachment, pedestal wash hand basin with mixer tap, close coupled WC, attractive tiled walls, contrasting tiled flooring, recessed vanity areas, panelling and spotlights to the ceiling, uPVC double glazed window to the rear aspect, chrome heated towel radiator.

EXTERNALLY

The property offers huge kerb appeal with attractive rendering, new boundary wall and fencing. Double timber gates open to a generous block paved driveway, allowing secure off street parking. The front garden incorporates paving and artificial turf, with a gate leading through to the low maintenance rear garden which should prove to be low maintenance with decked patio area.

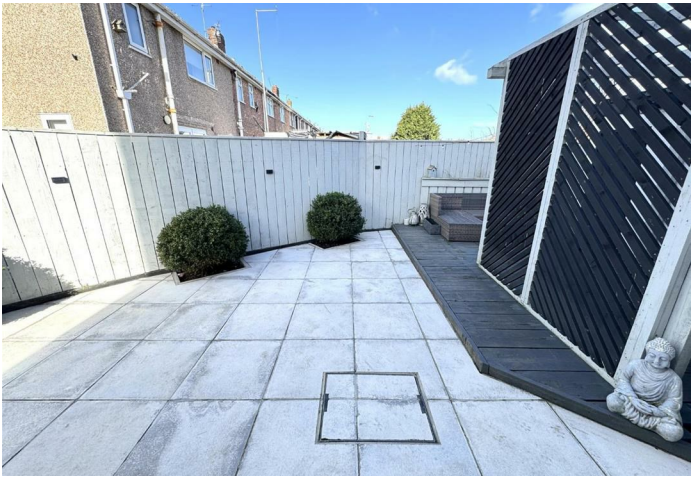
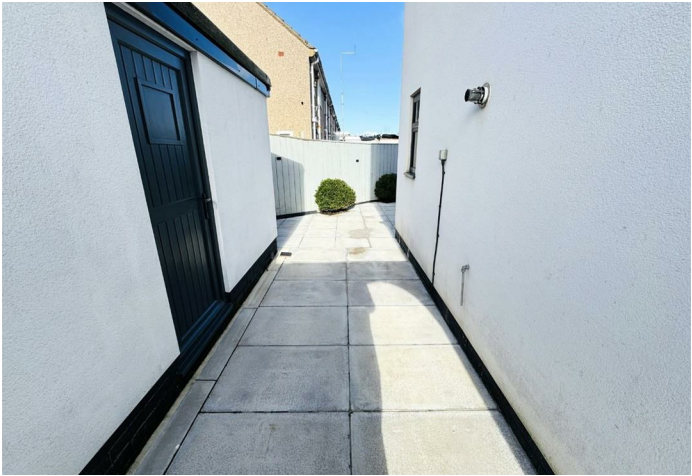
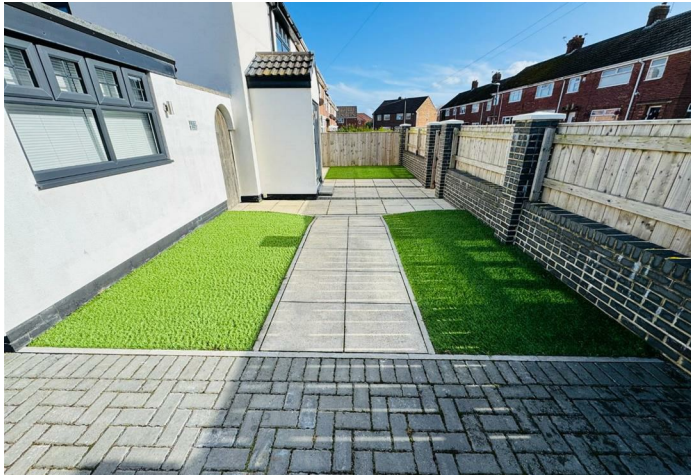
CONVERTED GARAGE/BAR

8'1 x 12'8 (2.46m x 3.86m)

Personal door from the rear garden, uPVC double glazed window to the front aspect, laminate flooring, seating and bar, lighting and sockets.

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.





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.

106 York Road, Hartlepool, TS26 9DE
Tel: 01429 891100
hartlepool@smith-and-friends.co.uk
www.smith-and-friends.co.uk



SMITH & FRIENDS
ESTATE AGENTS