



**Westfields, TS25 4BF**  
**3 Bed - House - Detached**  
**£209,995**

**EPC Rating: B**  
**Tenure: Freehold**  
**Council Tax Band: D**



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# Westfields Hartlepool TS25 4BF

An impressive THREE BEDROOM detached property occupying an enviable position with a beautiful open outlook to the rear. The home offers attractively presented and well proportioned accommodation ideal for a variety of buyers with a modern kitchen, bathroom and recently upgraded en-suite. The property further benefits from a converted garage, allowing an additional reception room, landscaped rear garden, gas central heating and uPVC double glazing. An internal viewing comes highly recommended, with a layout which briefly comprises: welcoming entrance hall, guest cloakroom/WC, spacious bay fronted lounge, converted garage/reception room, generous kitchen/diner, useful utility room, three good size bedrooms, stunning upgraded en-suite and modern family bathroom. Externally is a low maintenance front garden, with a double width driveway allowing useful off street parking. The enclosed rear garden enjoys a high degree of privacy, backs onto open fields at the rear and has been recently landscaped with a large patio, lawn and planted border. Westfields is a modern development situated at the top end of Brierton Lane, close to schools.



















## GROUND FLOOR

### ENTRANCE HALL

Accessed via double glazed composite entrance door, fitted with modern laminate flooring, stairs to the first floor with fitted carpet, single radiator, access to:

### GUEST CLOAKROOM/WC

6'4 x 3'4 (1.93m x 1.02m)

Fitted with a two piece white suite and chrome fittings comprising: panelled bath with dual taps and tiled splashback, low level WC, 'laminated' effect vinyl flooring, uPVC double glazed window to the side aspect, single radiator.

### LOUNGE

16'6 into bay x 11'2 (5.03m into bay x 3.40m)

A good size lounge with uPVC double glazed bay window to the front aspect, fitted carpet, television point, radiator to the bay.

### CONVERTED GARAGE/RECEPTION ROOM

18'2 x 7'7 (5.54m x 2.31m)

Offering a variety of uses, with modern laminate flooring, uPVC double glazed window to the front aspect, inset spotlighting to the ceiling, wall mounted television recess.

### KITCHEN/DINER

15'10 x 13'5 (4.83m x 4.09m)

Fitted with a modern range of gloss units to base and wall level with brushed stainless steel handles and contrasting work surfaces with matching splashback incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, built-in electric oven with separate four ring gas hob and extractor hood over, all finished in brushed stainless steel with matching splashback, downlighting to eye-level units, space for free standing fridge/freezer, 'laminated' effect vinyl flooring, useful under stairs storage cupboard, uPVC double glazed window to the rear aspect, uPVC double glazed French doors to the rear garden, two double radiators, access to:

### UTILITY ROOM

8'3 x 5'8 (2.51m x 1.73m)

Matching units to base level and worktop with splashback and inset single drainer stainless steel sink with mixer tap, recess with plumbing for washing machine, recess for tumble dryer, uPVC double glazed window to the rear aspect, matching flooring, double glazed side door, radiator.

## FIRST FLOOR

### LANDING

uPVC double glazed window to the rear aspect offering pleasant open views of the fields behind, built-in storage cupboard, fitted carpet, access to:

### BEDROOM ONE

11'3 x 9'6 (3.43m x 2.90m)

A good size master bedroom with uPVC double glazed window to the front aspect, fitted carpet, single radiator, access to WALL TO WALL WARDROBES: 'his & hers' mirror fronted sliding wardrobes leading through to the en-suite.

### EN-SUITE SHOWER ROOM/WC

8'9 x 3'10 (2.67m x 1.17m)

Refitted with a beautiful three piece suite and chrome fittings comprising: double shower with chrome frame, glass panelled door and chrome overhead shower with separate attachment, inset wash hand basin with chrome mixer tap and gloss vanity cabinet below, concealed WC with matching back and vanity area above, attractive tiling to splashback, illuminated wall mounted vanity mirror, uPVC double glazed window to the side aspect, heated towel radiator.

### BEDROOM TWO

12'1 x 8'9 (3.68m x 2.67m)

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

### BEDROOM THREE

8'11 x 8'6 (2.72m x 2.59m)

Currently used as a dressing room with uPVC double glazed window to the rear aspect, fitted carpet, single radiator.

### FAMILY BATHROOM/WC

8'10 x 6'5 (2.69m x 1.96m)

Fitted with a three piece white suite and chrome fittings comprising: panelled bath with mixer tap, pedestal wash hand basin with mixer tap, low level WC, tiling to splashback, uPVC double glazed window to the rear aspect, single radiator.

### EXTERNALLY

The property features a low maintenance, part lawned front garden, with a double width driveway providing useful off street parking. The enclosed rear garden has been landscaped and should, again, prove to be low maintenance, with a good size patio area, lawn, planted border and 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.



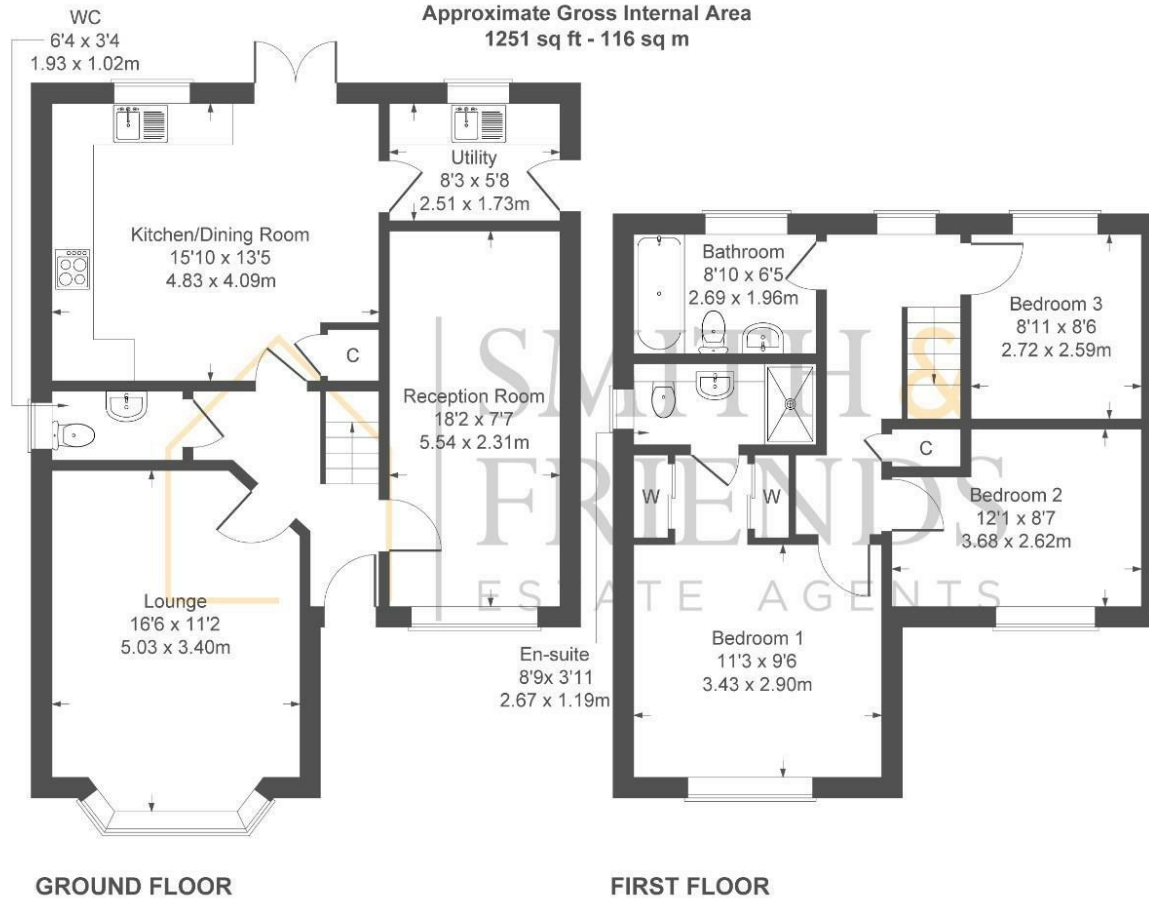






# Westfields

Approximate Gross Internal Area  
1251 sq ft - 116 sq m



Not to Scale. Produced by The Plan Portal 2025  
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) <b>A</b>		93
(81-91) <b>B</b>	82	
(69-80) <b>C</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		
England & Wales		EU Directive 2002/91/EC



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