



**West View Road, TS24 9LH**  
**3 Bed - House - Semi-Detached**  
**£155,000**

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

 **SMITH &  
FRIENDS**  
ESTATE AGENTS



## West View Road Hartlepool, TS24 9LH

An impressive THREE BEDROOM semi-detached property occupying a pleasant set back position on West View Road with a generous SOUTH FACING REAR GARDEN. The home offers modern, well presented and upgraded accommodation that features TWO RECEPTION ROOMS and a beautiful refitted kitchen/breakfast room. The property further benefits from ample off street parking, garage, modern bathroom, upgraded internal doors, gas central heating and uPVC double glazing.

An ideal purchase for family requirements, with a layout which briefly comprises: inviting entrance hall, dual aspect reception room, pleasant family lounge with multi-fuel stove, beautiful refitted kitchen/breakfast room with built-in double oven, hob and extractor, three good size bedrooms and the modern family bathroom which incorporates a three piece white suite and chrome fittings.

Externally the property features a low maintenance front garden with a paved driveway allowing useful off street parking. Double gates open to a further paved area which offers further parking/hard standing space, ideal for a motorhome. The generous south facing rear garden has lawn, patio and planted areas. Local schools and amenities are within easy reach, whilst the property is also well positioned with a short walk of the seafront/beach. VIEWING RECOMMENDED.















## GROUND FLOOR

### ENTRANCE HALL

An inviting entrance hall which is accessed via uPVC double glazed entrance door, attractive tiled flooring, useful walk-in cloaks cupboard, upgraded internal doors, staircase to the first floor with fitted carpet, convector radiator.

### RECEPTION ROOM

9'11 x 15'10 (3.02m x 4.83m)

A dual aspect reception room with two uPVC double glazed windows, attractive oak flooring, picture rail, coving to ceiling, convector radiator.

### LOUNGE

10'10 x 15'10 (3.30m x 4.83m)

A good size lounge with multi-fuel stove, uPVC double glazed window to the front aspect, additional uPVC double glazed window to the side aspect, attractive oak flooring, coving to ceiling, convector radiator, access to:

### KITCHEN/BREAKFAST ROOM

10'10 x 12'11 (3.30m x 3.94m)

Fitted with a modern range of grey gloss units to base and wall level with complementing work surfaces incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, built-in electric double oven with separate four ring touch hob and three speed extractor hood over, attractive tiling to splashback, recess with plumbing for washing machine, recess for tumble dryer, space for free standing fridge/freezer, three uPVC double glazed windows, uPVC double glazed side door, tiled flooring, panelling and inset spotlighting to the ceiling, convector radiator.

## FIRST FLOOR

### LANDING

Accessed via turned staircase with uPVC double glazed feature window overlooking the rear garden, fitted carpet, coving to ceiling, access to:

### BEDROOM ONE

10' x 15'11 (3.05m x 4.85m)

A good size master bedroom which, again, enjoys a dual aspect with uPVC double glazed windows to the front and rear aspects, fitted carpet, convector radiator.

### BEDROOM TWO

10'11 x 6'11 (3.33m x 2.11m)

uPVC double glazed window to the front aspect, built-in storage cupboard with overhead storage space, additional single storage cupboard, fitted carpet, convector radiator.

### BEDROOM THREE

10'11 x 8'8 (3.33m x 2.64m)

Currently used as a hobby room, with uPVC double glazed window to the rear aspect, shelved storage with overhead storage space, fitted carpet, convector radiator.

## BATHROOM/WC

6' x 5'4 (1.83m x 1.63m)

Fitted with a modern three piece white suite and chrome fittings comprising: curved panelled bath with mixer tap and shower over, protective glass shower screen, pedestal wash hand basin with chrome dual taps, close coupled WC, tiling to splashback, uPVC double glazed window to the rear aspect, chrome heated towel radiator.

## EXTERNALLY

The property occupies a pleasant set back position on West View Road, the predominantly lawned front garden is enclosed by a brick boundary wall. A paved driveway provides useful off street parking, with double timber gates opening to an additional paved area, with potential for further off street parking/hardstanding space for a motorhome. The generous south facing rear garden incorporates a large lawned area, paved patio, garden beds ideal for growing your own vegetables, part brick and part fenced boundaries.

## GARAGE

Accessed via an up and over door to the front, lighting and power points.

## 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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>67</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





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
939 ft<sup>2</sup>  
87.4 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

