



Westland Avenue, TS26 9NT
3 Bed - House - Semi-Detached
£200,000

EPC Rating:
Tenure: Freehold
Council Tax Band: C



Westland Avenue Hartlepool TS26 9NT

*** NO CHAIN INVOLVED *** A spacious and rarely available THREE BEDROOM semi-detached property which features TWO RECEPTION ROOMS, extended kitchen and garden room. The home occupies a pleasant position, with off street parking, garage and pleasant enclosed rear garden. An ideal purchase for family requirements, with further benefits including gas central heating and uPVC double glazing. The internal layout comprises: entrance porch through to an inviting entrance hall with stairs to the first floor and access to both reception rooms. The rear reception room incorporates French doors to the rear garden, whilst the extended kitchen links to a small garden room. A useful guest cloakroom/WC completes the ground floor and to the first floor are three bedrooms and the family bathroom with separate WC. Externally is a low maintenance front which is block paved to provide useful off street parking. The enclosed rear garden incorporates lawn, patio and decked areas. Attached garage with up and over door. Westlands Avenue can be found off Claremont Drive which is close to well regarded schools and Hartlepool town centre.











GROUND FLOOR

ENTRANCE PORCH

9'9 x 2'8 (2.97m x 0.81m)

Accessed via uPVC double glazed entrance door with matching side windows and fanlight above, wall light, attractive exposed brickwork, glazed internal door through to:

ENTRANCE HALL

7'3 x 8'11 (2.21m x 2.72m)

A spacious entrance hall with laminate flooring, turned spindled staircase to the first floor with newel post and useful under stairs storage cupboard, double radiator, access to both reception rooms, kitchen and ground floor WC.

BAY FRONTED LOUNGE

12'3 x 14'10 (3.73m x 4.52m)

A good size family lounge with a large uPVC double glazed bay window to the front aspect, attractive parquet flooring, feature fire surround with tiled back and base, inset 'coal' effect electric fire, dado rail, single radiator.

REAR RECEPTION ROOM

12' x 14'4 (3.66m x 4.37m)

A spacious rear reception room which incorporates uPVC double glazed French doors to the rear garden, attractive parquet flooring, feature fire surround with 'marble' style back and base, inset 'coal' effect gas fire, single radiator.

EXTENDED KITCHEN/DINER

10'10 x 15'2 (3.30m x 4.62m)

Fitted with a range of units to base and wall level with contrasting work surfaces incorporating an inset one and a half bowl single drainer sink unit with mixer tap, recess for free standing cooker with extractor over, tiling to splashback, recess with plumbing for dishwasher, two uPVC double glazed windows, laminate flooring, breakfast bar with radiator below, space for free standing fridge/freezer, access to:

GARDEN ROOM/SUN ROOM

7'8 x 6'10 (2.34m x 2.08m)

uPVC double glazed French doors open to a decked patio area, concealed gas central heating boiler, uPVC double glazed window to the side aspect, convector radiator, integral door to the garage.

GUEST CLOAKROOM/WC

Fitted with a two piece white suite comprising: wall mounted wash hand basin with dual taps, close coupled WC, tiling to splashback, single radiator.

FIRST FLOOR

LANDING

uPVC double glazed window to the side aspect, single radiator, access to bedrooms and bathroom, with separate WC.

BEDROOM ONE

12'1 x 12'4 (3.68m x 3.76m)

A good size master bedroom with uPVC double glazed window to the front aspect, built-in storage cupboard to alcove, single radiator.

BEDROOM TWO

13'6 x 11'3 (4.11m x 3.43m)

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

BEDROOM THREE

10'1 x 6'9 (3.07m x 2.06m)

Built-in over stairs storage cupboard/wardrobe, two uPVC double glazed windows, laminate flooring, single radiator.

BATHROOM

7' x 5'11 (2.13m x 1.80m)

Fitted with a two piece white suite comprising: panelled bath with shower over, pedestal wash hand basin with dual taps, tiled splashback, uPVC double glazed window to the side aspect, single radiator.

SEPARATE WC

2'8 x 4'6 (0.81m x 1.37m)

Fitted with a two piece white suite comprising: wall mounted wash hand basin with dual taps, low level WC, tiling to splashback, uPVC double glazed window to the rear aspect.

EXTERNALLY

The property features a low maintenance front which is predominantly block paved to provide useful off street parking, whilst leading to the garage. A gate to the side leads through to the beautiful enclosed rear garden, with patio, decking and lower lawned area, with established border, fenced boundaries and useful timber summerhouse/storage shed included.

ATTACHED GARAGE

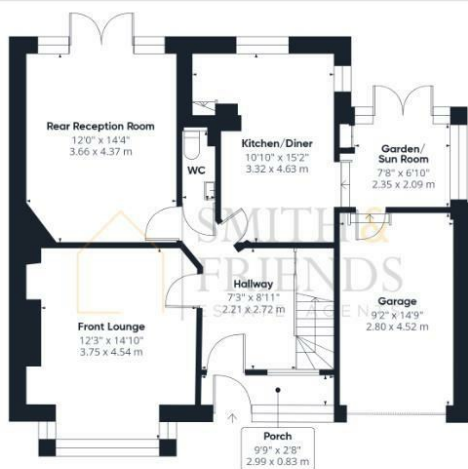
9'2 x 14'9 (2.79m x 4.50m)

Integral door from the garden room/sun room, up and over access door to the front, lighting and sockets, plumbing for washing machine, sink with mixer tap.

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.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1322 ft²
122.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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	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.

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