



**Wansbeck Gardens, Hartlepool, TS26 9JH**

## welcome to

### Wansbeck Gardens, Hartlepool

Nestled in a highly sought-after residential area renowned for its excellent schools, this charming three-bedroomed terraced home offers the perfect blend of modern living and traditional character.

#### Entrance Vestibule

Entered via composite double glazed door, coved cornicing, dado rail, door leading into entrance hallway.

#### Entrance Hallway

Stairs to first floor, coved cornicing, dado rail, door leading to lounge, door leading to kitchen, radiator, understair storage cupboard, laminate flooring.

#### Lounge

UPVC double glazed bay window to front, coal effect open gas fire with decorative tiled surround and marble hearth, ceiling rose, coved cornicing, 3/4 dado rail, radiator, archway leading into reception room 2.

#### Reception Room 2

UPVC double glazed french doors to rear, radiator, coved cornicing, ceiling rose, 3/4 picture rail.

#### Reception Room 3 / Dining Room

2 UPVC double glazed windows to side, radiator, laminate flooring, coved cornicing, ceiling rose, double wooden and glass doors leading into kitchen.

#### Kitchen

UPVC double glazed window to side, UPVC double glazed door to rear, laminate flooring, beautiful range of sage green country style kitchen wall and base units with complementing wood chop effect working surfaces, cream tiled splashback, stainless steel sink/drainers with mixer tap, plumbing and recess for washing machine, space for free standing Range style cooker with stainless steel extractor over, pantry style cupboard.

#### Half Landing

Gives access to a ultra modern family bathroom.

#### Family Bathroom

UPVC double glazed window to rear, laminate flooring, "P" shaped bath with mixer tap and hand held shower attachment, concealed cistern low level low flush WC, wash hand basin on a vanity unit, chrome heated towel rail, built in storage housing a wall mounted Baxi combination boiler, green subway tiles on part of the walls, bathroom wall boarded walls on the other part, cladded ceiling, spotlights to ceiling.

#### First Floor Landing

Radiator, dado rail, built in storage cupboard, doors leading to all principle rooms.

#### Bedroom 1

UPVC double glazed window to front, radiator, built in storage, feature open fire with wood surround and tiled hearth.

#### Bedroom 2

UPVC double glazed window to rear, radiator, feature open fire with wood surround and tiled hearth.

#### Bedroom 3

UPVC double glazed window to front, radiator.



## Externally

### Front

Front palisade, wall enclosed with some planting.

### Rear Garden

Separated by a fence into two zones, paved patio area, wood built storage, wall and fence enclosed, lawn area, fence divides off to a patio area with a wooden gate to the side that leads to the front of the property, outdoor tap, sunny, west facing.



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## Wansbeck Gardens, Hartlepool

- CLOSE TO EXCELLENT SCHOOLS
- SOUGHT AFTER LOCATION
- TRADITIONAL CHARM
- ON STREET PARKING
- THREE RECEPTION ROOMS

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

**£150,000**



Ground Floor

First Floor

Total floor area 109.7 m<sup>2</sup> (1,181 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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