



Welldeck Road, TS26 8JP  
3 Bed - House - Mid Terrace  
£121,500

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS



**\*\* WELL MAINTAINED PROPERTY \*\*** A most impressive three bedroom mid terraced house offering recently improved accommodation. Features include gas central heating via a replacement combination boiler with radiators to all rooms and has 'oak' style uPVC double glazing. This deceptively spacious accommodation is ideal for the growing family and is ideally located being not far from Middleton Grange Shopping Centre and Ward Jackson Park. The floor plan briefly comprises: long entrance hall, two good sized reception rooms, both having beautiful carved 'period' style fireplaces, newly fitted kitchen which has white 'shaker' style units, this in turn leads to a utility/breakfast room which has French doors to the rear garden. Located to the first floor are three bedrooms and a large modern bathroom/WC which has been refitted with a white suite comprising of a bath and separate shower cubicle. To the rear of the property is a walled garden which has a lawned area with planted borders. The garden also enjoys a westerly aspect and should be a suntrap in the summer months. Fitted carpets and blinds are included in the asking price.





### ENTRANCE VESTIBULE

uPVC double glazed entrance door.

### ENTRANCE HALL

### LOUNGE (front)

14'4 into bay x 12'9 into alcove (4.37m into bay x 3.89m into alcove)

Beautiful carved 'period' style fire surround with over mantel mirror and 'grate' style living flame gas fire.

### SEPARATE DINING ROOM (rear)

12'10 x 12'9 into alcove (3.91m x 3.89m into alcove)

Beautiful carved 'period' style fire surround with 'grate' style living flame gas fire.

### NEWLY FITTED KITCHEN

11'3 x 8'8 (3.43m x 2.64m)

Newly fitted with white 'shaker' style base, wall and drawer units, complementing working surfaces incorporating single drainer stainless steel sink unit, space for appliances (which could be purchased by separate negotiation).

### UTILITY/BREAKFAST ROOM

5'7 x 8'4 (1.70m x 2.54m)

uPVC double glazed French doors to the rear garden.

### FIRST FLOOR

#### LANDING

Built-in storage cupboard with hatch to a loft space having a boarded floor area and two 'Velux' double glazed roof windows.

#### TILED MODERN BATHROOM/WC

Refitted with a four piece white suite comprising: panelled bath, separate shower cubicle, 'vanity' style sink unit with mixer tap and white 'gloss' style storage cupboards below, close coupled WC, built-in storage cupboard with wall mounted gas central heating boiler.

#### BEDROOM 1 (front)

14'6 x 11'10 (4.42m x 3.61m)

Large bay giving plenty of natural light.

#### BEDROOM 2 (rear)

12'11 x 11'10 (3.94m x 3.61m)

#### BEDROOM 3 (front)

8'6 x 6' (2.59m x 1.83m)

Large built-in single wardrobe.

#### OUTSIDE

To the front of the property is a palisade which is block paved. The walled rear garden has a blocked paved patio, lawned area with established flower borders, gated access to side.

#### NB

The rear of the property can be obtained via a shared passageway.











# Weldeck Road Hartlepool

Approximate Gross Internal Area  
1227 sq ft - 113 sq m



GROUND FLOOR

FIRST FLOOR

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2020

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.