



West View Road, TS24 0BN
4 Bed - House - Mid Terrace
£35,000

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West View Road, TS24 0BN

PUBLIC NOTICE - Robinsons Estate Agents are now in receipt of an offer for the sum of £38,000 for 143 West View Road Hartlepool TS24 0BN. Anyone wishing to place an offer on this property should contact Robinsons, 106 York Road Hartlepool TS26 9DE, 01429 891100 before exchange of contracts.

**** IN NEED OF MODERNISATION - AN IDEAL INVESTMENT OPPORUTNITY **** A deceptively spacious four bedroom mid terraced house which is offered for sale with NO UPPER CHAIN. The home is in need of updating and has been priced accordingly, so is ideal for the D.I.Y. enthusiast, but could also suit an investor for the rental market. The property is warmed by gas central heating and has uPVC double glazing. The floor plan briefly comprises: entrance hall, two good sized reception rooms, fitted kitchen which has white units, 'lean-to' style conservatory (needing attention) and to complete the ground floor accommodation is a bathroom/WC. Located to the first floor are four bedrooms and a shower room/WC. Externally is a good sized rear yard with gated access. Internal viewing is a must to realise the potential of this home.

GROUND FLOOR

ENTRANCE HALL

Entrance door (needing attention), staircase to first floor.

LOUNGE (front)

12' x 14'3 overall (3.66m x 4.34m overall)

Walkway to:

DINING ROOM (rear)

12' x 14'6 overall (3.66m x 4.42m overall)

Feature fireplace, under stairs storage cupboard.

KITCHEN

9'10 x 8'6 overall (3.00m x 2.59m overall)

Fitted with a range of white base, wall and drawer units with 'marble' effect working surfaces incorporating inset single drainer stainless steel sink unit with mixer tap.

BATHROOM/WC

10'7 x 5'8 overall (3.23m x 1.73m overall)

Fitted with a three piece white suite comprising: panelled bath, pedestal wash hand basin, close coupled WC, white tiling to splashback.

'LEAN-TO' STYLE CONSERVATORY

7'11 x 8'7 overall (2.41m x 2.62m overall)

Needing attention, single glazed windows, uPVC double glazed door to rear yard.

FIRST FLOOR

LANDING

BEDROOM 1 (front)

14'4 into bay x 11'8 into alcove, overall (4.37m into bay x 3.56m into alcove, overall)

BEDROOM 2 (rear)

12'3 x 6'11 plus door recess, overall (3.73m x 2.11m plus door recess, overall)

Wall mounted gas combination boiler.

BEDROOM 3 (front)

8'7 x 6'1 overall (2.62m x 1.85m overall)

BEDROOM 4 (rear)

6'6 x 8'8 overall (1.98m x 2.64m overall)

SHOWER ROOM/WC

Fitted with a white suite comprising: shower cubicle, pedestal wash hand basin, close coupled WC.

OUTSIDE


To the rear of the property is an enclosed yard with gated access and external store.

NB

All services/appliances have not and will not be tested.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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.