



51 Westbourne Road , Hartlepool, TS25 5RE

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ENTRANCE

Stepping through the imposing ebony door, one is greeted by a spacious corridor, an ideal sanctuary for housing seasonal apparel and facilitating entry to the first-floor and its welcoming reception room. The hallway, a beneficiary of thoughtful design, boasts a comforting radiator, an expanse of plush, freshly-installed carpet in a contemporary style, and walls adorned with a fresh coat of tastefully chosen paint.

RECEPTION ROOM

The reception room, a spacious sanctuary of relaxation, is graced with the presence of a magnificent bay window. This architectural marvel captures the charming view of the front aspect, painting a picturesque scene for its occupants. The room is further enhanced by the rich, wood effect flooring that seamlessly connects it to the adjacent dining room, creating a harmonious flow between the spaces.

DINING ROOM

Stunning open plan area which is the hub of the house featuring vast amount of space for a dining room table. The room also gains access to the large rear garden through UPVC double glazed French doors enabling you to take advantage of the outdoor space in those summer months.

KITCHEN

The kitchen is graced with a variety of wall-mounted, freestanding, and drawer units, all thoughtfully designed to maximize storage. A built-in electric oven is seamlessly integrated into the layout, topped with a versatile gas hob for diverse cooking needs. The room itself is adorned with a generously-sized, double-glazed upvc window on the side, which not only invites an abundance of natural light but also offers a charming view of the side aspect. A pristine white upvc door provides convenient access to the rear, creating a smooth transition between indoor and outdoor spaces.

LANDING

The landing benefits from new carpet which flow from the entrance hallway and gains access to the two double bedrooms and family bathroom

BEDROOM ONE

Positioned towards the front of the residence, the initial bedroom offers expansive space, comfortably accommodating a large double bed. Its character is enhanced by a plush carpet underfoot, and walls adorned with tastefully applied paint, exuding an atmosphere of warmth. A unique feature of this room is the presence of two UPVC double-glazed windows. These windows not only contribute to the room's energy efficiency but also flood the space with an abundance of natural light, creating a bright and inviting ambiance

BEDROOM TWO

The secondary sleeping quarters, tucked away at the back of the dwelling, are characterized by a modern upvc window that provides an abundance of natural light. The floor is adorned with plush, cozy carpeting, and the walls are meticulously painted, creating a warm and welcoming ambiance. The room is spacious enough to seamlessly accommodate a sizable double bed, while still offering ample space to move effortlessly around.

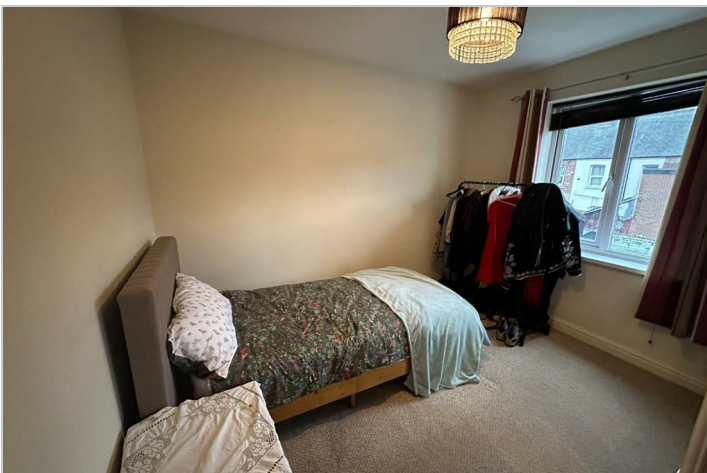
BATHROOM

The present-day family bathroom, a sanctuary of cleanliness and comfort, enjoys the aesthetic and functional advantages of modern wall and floor tiles, meticulously installed. The tiles reflect a contemporary taste, adding a touch of elegance to the room. A frosted UPVC double-glazed window graces the rear facet of the room, allowing for privacy while permitting a gentle diffusion of daylight to illuminate the space.

Within this room, a well-crafted three-piece suite stands as a testament to functionality and style. The suite comprises a low-level water closet, an embodiment of simplicity and efficiency. A stylish hand basin, designed for comfort and ease of use, adds to the utility of the room. Completing the suite is a paneled bath, boasting an overhead shower. The bath, perfect for a calming soak, is accompanied by a shower that provides a rejuvenating cascade of water, adding a layer of luxurious functionality to the bathroom.

EXTERNAL

To the front of the property is a small low maintenance garden with ample on-street parking. To the rear you will find a great sized garden which is paved for convenience and gains access to the garage.



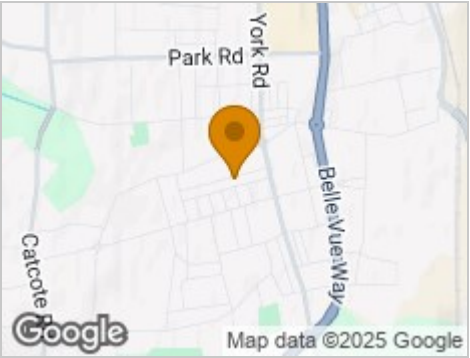
Road Map



Hybrid Map



Terrain Map



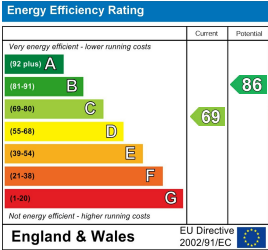
Floor Plan



Viewing

Please contact our Middlesbrough Office on 01642 462153 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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