



**Hilda Walk, Hartlepool TS24 7ND**

**welcome to**

## **Hilda Walk, Hartlepool**

A 2 bedroomed mid terrace house situated in a quiet residential development, offering 2 reception rooms, gas central heating and UPVC double glazing.

### **Entrance Hall**

UPVC double glazed door to front.

### **Lounge**

12' 3" x 14' 2" Including staircase ( 3.73m x 4.32m  
Including staircase )  
Window to front, radiator.

### **Dining Room**

9' 1" x 10' 4" ( 2.77m x 3.15m )  
Window to rear, radiator.

### **Kitchen**

9' 4" Max x 12' 3" Max ( 2.84m Max x 3.73m Max )  
Wall and base units with contrasting working surfaces and splashback tiling, stainless steel sink/drain unit with mixer tap, plumbing for washing machine (included), space for cooker (included), space for dishwasher (included), radiator, window and door to rear.

### **First Floor**

### **Landing**

Loft access, two storage cupboards.

### **Bedroom 2/ Study**

14' 7" x 8' 8" ( 4.45m x 2.64m )  
Window to rear, cupboard, radiator.

### **Bedroom 1**

13' 6" x 9' ( 4.11m x 2.74m )  
Window to front, radiator.

### **Bathroom**

Bath, shower cubicle with electric shower, radiator.

### **Separate Wc**

Window to front, wash hand basin, low level low flush wc, radiator.







### Externally

#### Front Garden

Paved, garden shed.

#### Rear Garden

Paved area.

#### Agents Note

There is a £1.22 per week management charge for residents parking and upkeep of grassed areas,



**view this property online** [mannersandharrison.co.uk/Property/HAR118357](http://mannersandharrison.co.uk/Property/HAR118357)



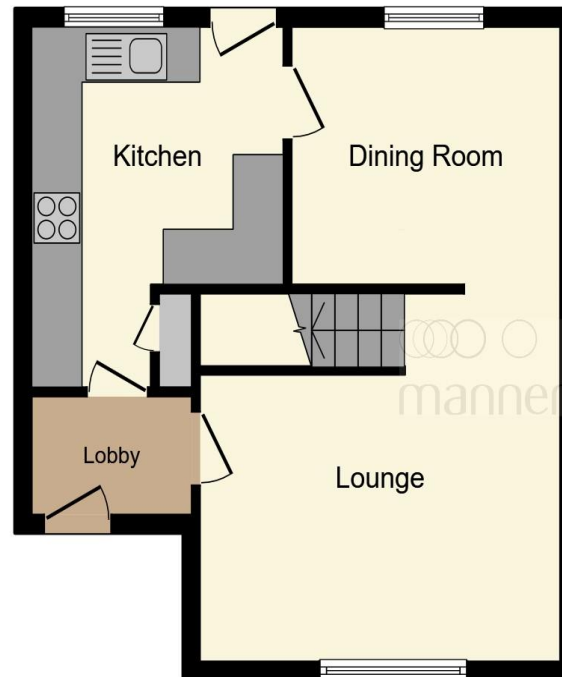
welcome to

## Hilda Walk, Hartlepool

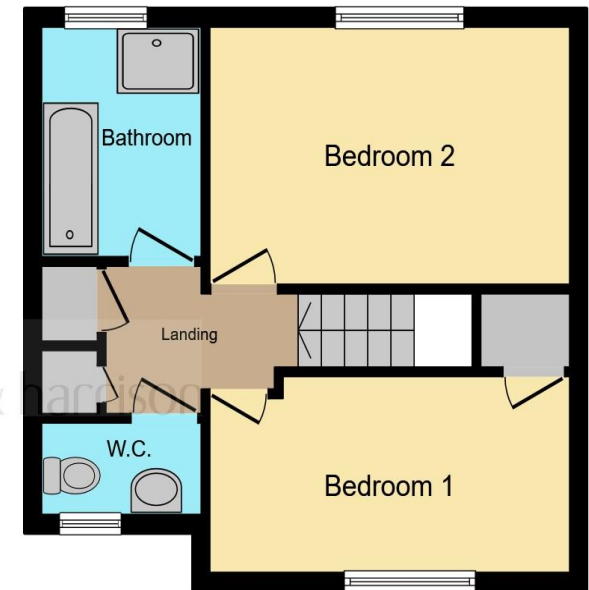
- CLOSE TO THE MARINA/SEA
- 2 RECEPTION ROOMS
- WALKING DISTANCE TO THE TRAIN STATION
- RESIDENTS PARKING
- SOUTH FACING FRONT GARDEN

Tenure: Freehold EPC Rating: C

**£70,000**



**Ground Floor**



**First Floor**

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.focalagent.com](http://www.focalagent.com)

**view this property online** [mannersandharrison.co.uk/Property/HAR118357](http://mannersandharrison.co.uk/Property/HAR118357)



Property Ref:  
HAR118357 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Manners & Harrison is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

manners & harrison



**01429 261351**



[Hartlepool@mannersandharrison.co.uk](mailto:Hartlepool@mannersandharrison.co.uk)



Shrewsbury House 129 York Road,  
HARTLEPOOL, Durham, TS26 9DW



[mannersandharrison.co.uk](http://mannersandharrison.co.uk)