



Marley Walk, HARTLEPOOL TS27 3PE

welcome to

Marley Walk, HARTLEPOOL

Desirably located in Clavering is this wonderful, 3 bedroomed, family home with pedestrianised front on Marley Walk. The home is close to local schools and amenities. Viewings come highly recommended.

Entrance Hall

Accessed via UPVC double glazed door, staircase to first floor, radiator, understairs storage cupboard.

Lounge / Diner

13' maximum x 12' 10" maximum (3.96m maximum x 3.91m maximum)

Dual aspect with UPVC double glazed window to front and rear, 2 radiators, coal effect gas fire with a decorative marble surround and hearth, TV point, telephone point, serving hatch leading into kitchen, coved cornicing.

Kitchen

8' 3" maximum x 10' 10" maximum (2.51m maximum x 3.30m maximum)

UPVC double glazed window to rear, UPVC double glazed door to side, tiled flooring, range of wall and base units with complimenting working surfaces, white inset 1. 1/2 bowl sink/drainers with mixer tap, inset electric oven, 4 ring gas hob, tiled walls, serving hatch leading into the dining area, recess and plumbing for washing machine, space for fridge/freezer.

First Floor Landing

Built in storage cupboard housing Baxi boiler, UPVC double glazed window to side.

Bedroom 1

11' 7" x 11' excluding door recess (3.53m x 3.35m excluding door recess)

UPVC double glazed window to front, double door built in storage cupboard, radiator.

Bedroom 2

11' excluding door recess x 8' 11" (3.35m excluding door recess x 2.72m)

UPVC double glazed window to rear, double door

built in storage cupboard, radiator.

Bedroom 3

8' 1" maximum x 8' 9" maximum (2.46m maximum x 2.67m maximum)

UPVC double glazed window to front, restricted floor space due to bulk head, radiator.

Family Bathroom

2 UPVC double glazed windows to rear and side, tiled walls, tiled flooring, low level low flush WC, vanity wash hand basin, panelled bath with wall mounted shower over plus glass shower screen, extractor fan.



Externally



Front Garden

Block paved with a raised lawned area with planted borders, walkway leading to the front of the property, wall enclosed with a wrought iron gate.

Rear Garden

Fully concreted for ease of maintenance, wall enclosed with wrought iron gate to the rear, 2 brick built storage sheds and open to the front of the property.



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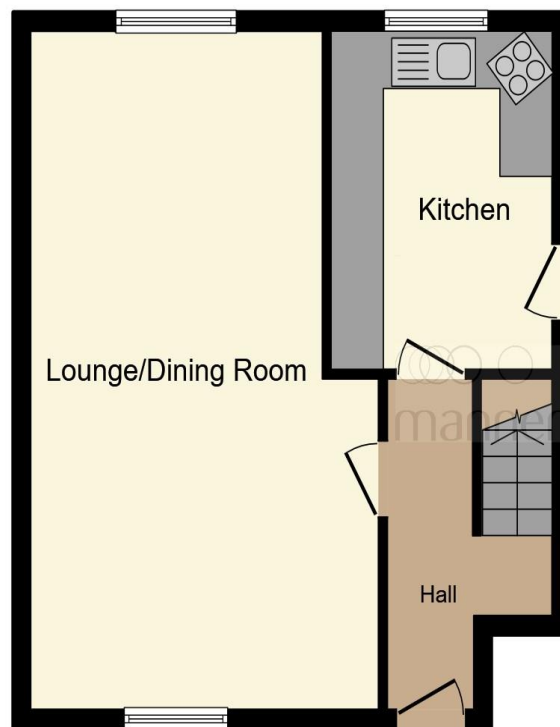
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Marley Walk, HARTLEPOOL

- DESIRABLE LOCATION
- VIEWING RECOMMENDED
- 2 BRICK BUILT STORAGE AREAS
- CLOSE TO SCHOOLS & AMENITIES
- BRIGHT AND AIRY

Tenure: Freehold EPC Rating: D

£130,000



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

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Property Ref:
HAR118497 - 0005

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