



**Cromer Walk, Hartlepool TS25 2NW**

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## **Cromer Walk, Hartlepool**

Available for sale with no onward chain, this attractive two-bedroom semi-detached bungalow is nestled in the ever-popular Fens residential location. The property boasts mature gardens to both the front and rear, with the front aspect overlooking a charming green and pedestrianized setting.

### **Entrance Hall**

Composite door to front, radiator, loft access, cove cornicing.

### **Lounge**

16' 9" x 11' 4" ( 5.11m x 3.45m )

Window to front, cove cornicing, radiator, marble fireplace with gas fire.

### **Kitchen**

11' 9" x 9' 1" ( 3.58m x 2.77m )

Wall and base units and complimentary working surfaces with coordinating splashback tiling, 1 1/2 ceramic sink/drain unit with mixer tap, cupboard housing boiler, built in oven, hob and extractor hood, integrated dishwasher, recess and plumbing for washing machine, coved cornicing, radiator, window to rear, door to side.

### **Bedroom 1**

12' 6" x 9' 3" Excluding wardrobes ( 3.81m x 2.82m

Excluding wardrobes )

Window to rear, radiator, coved cornicing, wall to wall fitted wardrobes.

### **Bedroom 2**

8' 9" x 9' 1" Including wardrobes. ( 2.67m x 2.77m

Including wardrobes. )

Window to front, coved cornicing, radiator.

### **Bathroom**

Walk in shower with electric shower, concealed low level low flush wc, vanity wash hand basin, chrome heated towel rail, window to side.







## Externally

### Front Garden

Low maintenance, pebbled and planted borders.

### Rear Garden

Landscaped with a combination of lawn and planted borders, The garage and drive are accessed via downham grove to the rear of the property.

### Detached Garage

Electric Downham roller shutter door, accessed via downham grove to the rear of the property.

### Agent's Note

The sale of this property is subject to Grant of Probate. Please seek an update from the branch with regards to the potential timeframes involved



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## Cromer Walk, Hartlepool

- GAS CENTRAL HEATED AND UPVC DOUBLE GLAZED
- NEUTRAL DECOR THROUGHOUT
- SOUGHT AFTER LOCATION
- DRIVEWAY AND GARAGE
- NOT TO BE MISSED!

Tenure: Freehold EPC Rating: C

**£160,000**



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)

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