



Stamford Walk, Hartlepool TS25 2NX

welcome to

Stamford Walk, Hartlepool

Desirably located is this wonderful two bedroomed semi-detached family home. Deceptively spacious on the ground floor due to a single storey extension this home is suited to a range of buyers with Fens primary school, local amenities, bus route and public house all a short walk away.



Entrance Hallway

Entered via composite double glazed door, window panel to side, coved cornicing, stairs to first floor, laminate flooring, radiator, door leading to lounge and kitchen.

Kitchen

9' x 8' (2.74m x 2.44m)

UPVC double glazed window to front, UPVC double glazed door to side, tiled flooring, a range of wall and base units with contrasting working surfaces and part tiled splashback, stainless steel 1 1/2 bowl sink/drainage unit with swan neck mixer tap, wall mounted 'Ideal Logic' combi boiler, recess for cooker with stainless steel chimney style extractor and stainless steel splashback, space for free standing fridge/freezer, coved cornicing.

Lounge

15' 6" Max x 15' 6" Max (4.72m Max x 4.72m Max)

UPVC double glazed window to side, radiator, TV point, feature coal effect gas fire with wood surround and marble hearth, storage cupboard, coved cornicing, open to single storey extension to rear, currently used as a dining room.

Dining Room

14' 3" x 11' 7" (4.34m x 3.53m)

UPVC double glazed window to side, UPVC double glazed door to the rear with window panels either side, coved cornicing, radiator.

First Floor

Landing

Stairs from hallway, doors leading to all principal rooms.

Bedroom 1

9' 4" x 12' 5" (2.84m x 3.78m)

UPVC double glazed window to rear, radiator, TV point.

Bedroom 2

11' 2" x 9' 4" (3.40m x 2.84m)

UPVC double glazed window to front, radiator, TV point.

Dressing Room/ Study

8' 3" x 5' 11" (2.51m x 1.80m)

Previously Bedroom 3, restricted floor space due to fixed staircase to loft, UPVC double glazed window to rear, radiator, fixed staircase leading to loft.

Ample Loft Space

13' 11" x 10' 11" (4.24m x 3.33m)

Restricted head height, skylight window to rear, radiator, storage to eaves, power and lighting.

Externally

Rear Garden

Two patio areas, raised lawn area with decorative stone edging, pergola, access to the rear of the property via wooden gate, access to the front of the property via wrought iron gate, retaining wall for lawn area.

Front Garden

Walkway to door, lawned area with hedge boarder.



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Stamford Walk, Hartlepool

- OPEN LOUNGE/ DINING ROOM
- SPACIOUS LOFT AREA
- FRONT AND REAR GARDENS
- PEDESRIANISED TO FRONT
- SEPARATE GARAGE TO REAR

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£129,950



Please note the marker reflects the postcode not the actual property

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Property Ref:
HAR119119 - 0010

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