



Fletcher Walk, Hartlepool TS25 4PS

welcome to

Fletcher Walk, Hartlepool

Beautifully maintained and well presented, this three bedroom, end-of-terrace home enjoys a pleasant pedestrianised frontage and is offered for sale with no onward chain, ensuring a smooth and straightforward transaction.

Entrance Porch

Composite door to front, inner door to diner.

Lounge

17' 9" maximum x 10' 3" maximum (5.41m maximum x 3.12m maximum)

French doors to rear, boxed bow bay window to front, marble fireplace with surround and hearth with electric fire, radiator, coved cornicing.

Kitchen / Diner

13' 3" x 6' 9" (4.04m x 2.06m)

Kitchen - window to rear, wall and base units with contrasting working surfaces and complementing splash back tiling, 1. 1/2 stainless steel sink/drainage unit and mixer tap, built in oven, hob and hood, recess and plumbing for washing machine, radiator.

Dining Area - (13ft 3in x 10ft 8in) - window to front, understairs storage area, radiator.

Utility Room

17' 1" x 5' 7" (5.21m x 1.70m)

2 windows to side, composite door to side, base units, radiator.

First Floor Landing

Window to rear, loft void, radiator.

Bedroom 1

12' 1" x 10' 2" including wardrobe (3.68m x 3.10m including wardrobe)

Window to front, fitted double wardrobes, understairs storage cupboard, radiator.

Bedroom 2

9' 7" excluding door recess x 10' 4" including fitted wardrobes (2.92m excluding door recess x 3.15m including fitted wardrobes)

Window to front, coved cornicing, fitted wardrobes, overstairs storage cupboard, radiator.

Bedroom 3

8' 2" x 7' 5" including wardrobes (2.49m x 2.26m including wardrobes)

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

Bathroom

Window to rear, vanity wash hand basin, low level flow flush WC with mixer tap, shower cubicle with mains shower, chrome heated towel rail.

Externally

Front

Low maintenance, pebbled with resin pathway.

Rear Garden

Patio and decked area, gate to rear.

Parking

On street.





view this property online mannersandharrison.co.uk/Property/HAR119955



welcome to

Fletcher Walk, Hartlepool

- NO ONWARD CHAIN
- POPULAR LOCATION
- BEAUTIFULLY MAINTAINED
- WELL PRESENTED
- GARDENS

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£95,000



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

view this property online mannersandharrison.co.uk/Property/HAR119955



Property Ref:
HAR119955 - 0003

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



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



mannersandharrison.co.uk