



**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/drainer 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, overstair 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.





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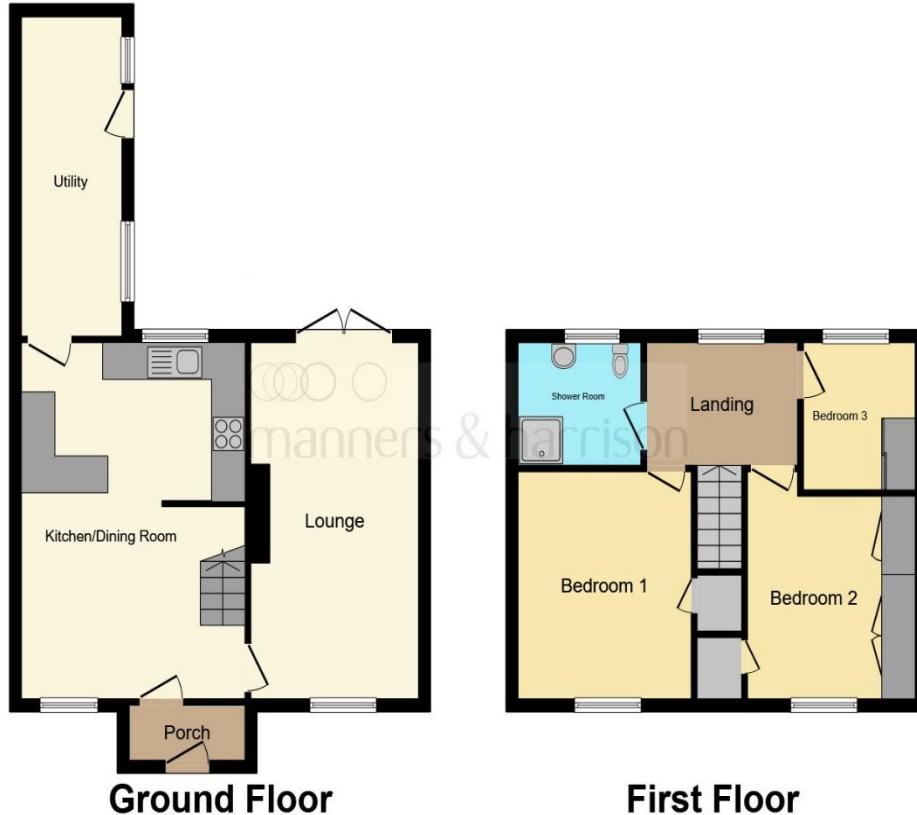
## Fletcher Walk, Hartlepool

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

Tenure: Freehold EPC Rating: D

Council Tax Band: A

**£90,000**



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