



**** TASTEFULLY IMPROVED & REMODELLED WITH A CONTEMPORARY FINISH THROUGHOUT **** An impressive three bedroom semi detached house which has the benefit of an open plan dining kitchen with a recently refitted kitchen. This home would make an ideal first purchase and has a pedestrianised area to the front, with on street car parking available to the rear. It is warmed by gas central heating which we understand is via a combination boiler and has uPVC double glazing. The floor plan briefly comprises: entrance porch, entrance hall, spacious lounge with a modern style fire surround and living flame gas fire, open plan dining kitchen and conservatory. To the first floor are three bedrooms and the bathroom/WC which is fitted with a white suite. Externally are easily maintained gardens to front and rear, with the rear garden having artificial turf, patio and fitted seating area. This property occupies a pleasant position looking down Spearman Walk in this highly regarded residential area. Fitted carpets and blinds are included in the asking price.

Spearman Walk, Hartlepool, TS27 3PD

3 Bed - House - Semi-Detached

£140,000

EPC Rating: D

Council Tax Band: A

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Spearman Walk, Hartlepool, TS27 3PD



GROUND FLOOR

ENTRANCE PORCH

uPVC double glazed entrance door with matching side screens, archway to:

HALLWAY

Staircase to first floor landing, under stairs storage cupboard, radiator.

LOUNGE

13'7 x 13'1 (max) (4.14m x 3.99m (max))

uPVC double glazed bow window to front, living flame 'coal' effect gas fire with modern surround, attractive part glazed double opening doors to:

OPEN PLAN DINING KITCHEN

KITCHEN AREA

10' x 8'3 (3.05m x 2.51m)

Fitted with a range of white 'shaker' style wall, base and drawer units with matching worktops and co-ordinated splashback tiling, inset sink and drainer with mixer tap, 'Range' style cooker with illuminating extractor, plumbing for washing machine and space for fridge/freezer, uPVC double glazed window to rear.

DINING AREA

10'5 x 8'10 (3.18m x 2.69m)

uPVC double glazed sliding patio doors opening into the conservatory, radiator.

CONSERVATORY

9'7 x 8'10 (2.92m x 2.69m)

uPVC double glazed floor to ceiling windows, uPVC double glazed French door to rear garden, 'oak' style laminate flooring.

FIRST FLOOR

LANDING

BEDROOM 1 (front)

12'5 x 11'6 max (3.78m x 3.51m max)

uPVC double glazed window to front, built-in wardrobes, radiator.

BEDROOM 2 (rear)

10'10 x 9'10 (3.30m x 3.00m)

uPVC double glazed window, built-in storage, radiator.

BEDROOM 3 (front)

8'8 x 8'2 (2.64m x 2.49m)

uPVC double glazed window, large built-in storage cupboard over bulk head, single radiator.

FAMILY BATHROOM/WC

Fitted with a three piece white suite comprising: 'P' shaped panelled bath with mixer tap and shower attachment, 'vanity' style sink unit with white 'gloss' style storage cupboards below, matching concealed WC, co-ordinated tiling to walls, 'slate tile' effect flooring, white PVC panelling to ceiling, uPVC double glazed opaque window, chrome heated towel radiator.



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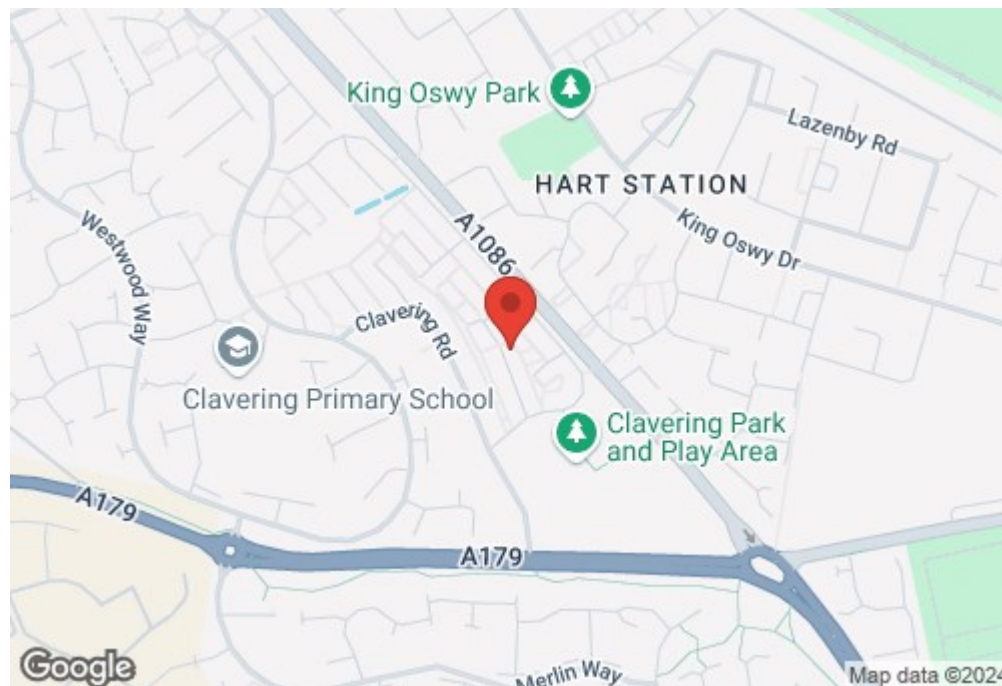


EXTERNALLY

The property has low maintenance gardens to front and rear. The front garden is enclosed by a brick boundary wall and wrought iron gate and has a lawned area with well stocked flower borders. A wide walkway to the side of the property gives access via a wrought iron gate to the rear garden. This pleasing garden has artificial turf and patio, fitted seating area, external power points, garden tap, gated access to rear, large external store.

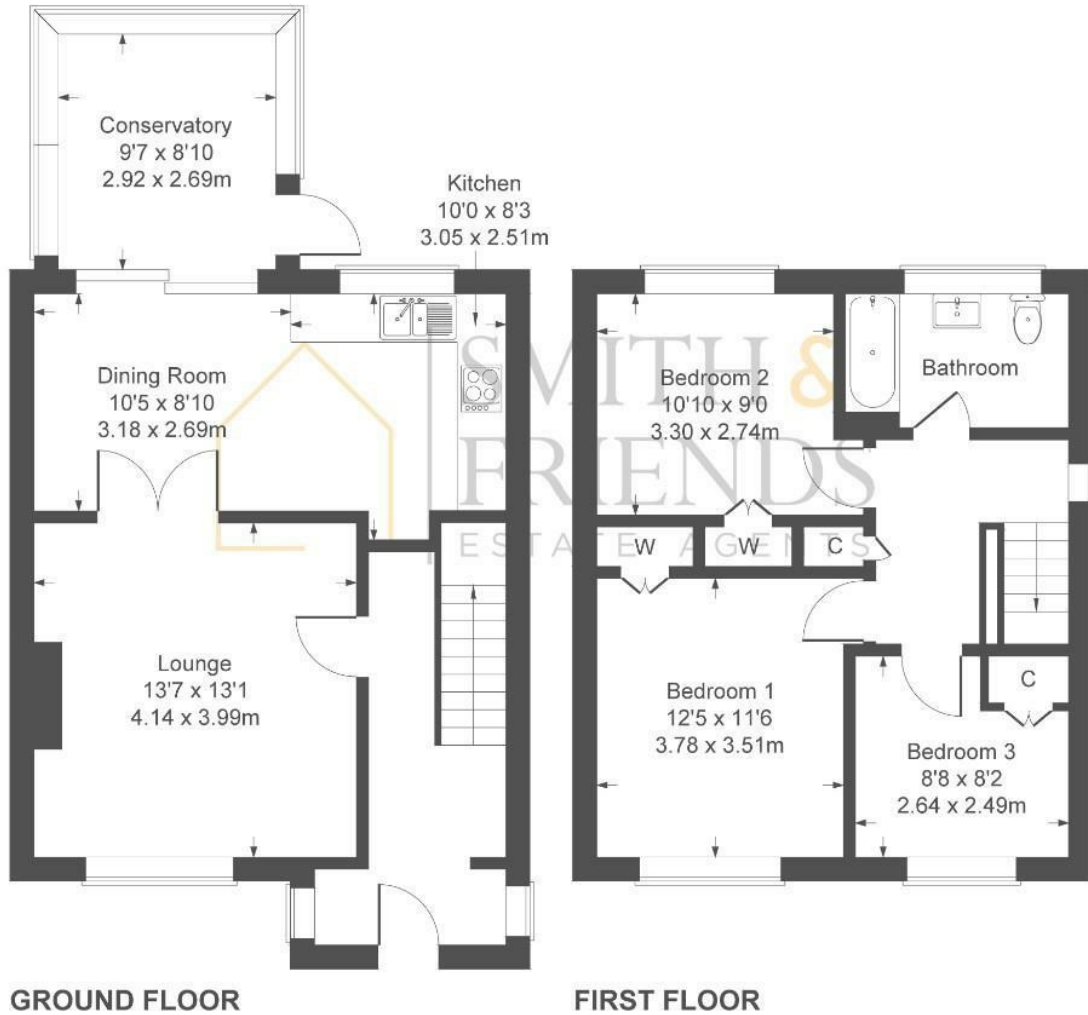
NB

Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



Spearman Walk

Approximate Gross Internal Area
1001 sq ft - 93 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

106 York Road, Hartlepool, TS26 9DE

01429 891100

hartlepool@smith-and-friends.co.uk

www.smith-and-friends.co.uk

