

*** REDUCED *** Well presented three bedroom end terrace house located just off Throston Grange Lane in the Throston area of Hartlepool. Features include modern fitted kitchen and bathroom, separate utility area, two reception rooms and a rear yard. This property has been finished to a high standard and a viewing to the interior comes highly recommended. In our opinion this well appointment home should suit the needs of a variety of potential buyers including couples or families. Local amenities and bus routes are nearby. In brief the accommodation comprises: entrance porch, dining room with access to the first floor and space for table and chairs, open plan into an impressive fitted kitchen with oven and hob and built-in breakfast bar, separate utility room with space for appliances and access to the rear yard, dual aspect lounge with French doors to the rear and feature fireplace housing electric fire, first floor landing with loft access, three good sized bedrooms, master with storage cupboard, family bathroom in white with electric over bath shower. Outside is a yard to rear and a west facing forecourt to front.

Tenby Walk, Hartlepool, TS26 0TG

3 Bed - House - End Terrace

£105,000

EPC Rating: D

Council Tax Band: A

Tenure: Freehold



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Tenby Walk, Hartlepool, TS26 0TG



GROUND FLOOR

ENTRANCE PORCH

uPVC double glazed glass panelled door, door into:

LOUNGE

18'5 x 10'4 (5.61m x 3.15m)

uPVC double glazed window to front, uPVC double glazed French doors opening onto the rear garden, radiator, living flame electric fire with modern surround.



OPEN PLAN DINING KITCHEN

DINING AREA

10'11 x 10'3 (3.33m x 3.12m)

uPVC double glazed glass window to front, staircase to first floor landing, radiator.



KITCHEN AREA

13'2 x 7'2 (4.01m x 2.18m)

Fitted with a range of wall, base and drawer units with complementary worktops and breakfast bar, inset sink and drainer with mixer tap, four ring gas hob with illuminating extractor and electric oven.



UTILITY

Plumbing for washing machine, space for fridge and freezer, uPVC double glazed window, uPVC double glazed glass panelled door opening onto the rear garden.

FIRST FLOOR

LANDING

uPVC double glazed window to rear.

BEDROOM (front)

12'4 x 10'7 (3.76m x 3.23m)

uPVC double glazed window, radiator.



BEDROOM (front)

10'7 x 9'11 (3.23m x 3.02m)

uPVC double glazed window, radiator.

BEDROOM (rear)

8'3 x 7'10 (2.51m x 2.39m)

uPVC double glazed window, radiator.



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FAMILY BATHROOM/WC

White and chrome suite comprising: panelled bath with shower over, pedestal wash hand basin and low level WC.

EXTERNALLY

Outside is a yard to rear and a west facing forecourt to front.

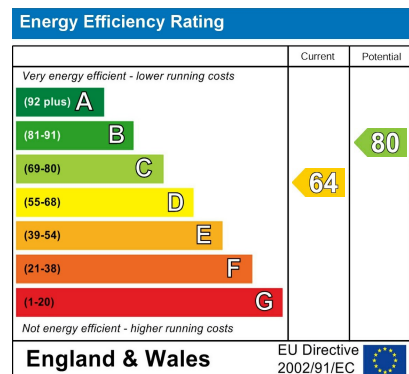
NB

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.



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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.



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