



A spacious and well presented THREE BEDROOM end terraced property occupying a pleasant corner position on Harlech Walk in a popular part of the Throston estate. The home offers spacious and well proportioned accommodation that features a modern kitchen and bathroom, whilst further benefitting from a useful utility room and ground floor WC. Other pleasing features include gas central heating, uPVC double glazing, low maintenance gardens and parking to the side and rear. An ideal purchase for a first time buyer, family or possible investment opportunity, with a layout which briefly comprises: entrance porch, spacious dual aspect lounge, generous open plan kitchen/diner, utility room, ground floor WC, three bedrooms and a modern bathroom incorporating a three piece white suite and chrome fittings. Externally is a low maintenance block paved front garden, enclosed rear courtyard style garden with block paving, artificial turf and double gates which open for potential off street parking. The home is well positioned, with parking directly behind and to the side. Harlech Walk is located off Throston Grange Lane, close to amenities and transport links.

Harlech Walk, Hartlepool, TS26 0TN

3 Bed - House - End Terrace

£105,000

EPC Rating: C

Council Tax Band: A

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Harlech Walk, Hartlepool, TS26 0TN



GROUND FLOOR

ENTRANCE PORCH

6'5 x 4'4 (1.96m x 1.32m)

Accessed via uPVC double glazed entrance door, uPVC double glazed windows, modern laminate flooring.

DUAL ASPECT LOUNGE

17'9 x 10'2 (5.41m x 3.10m)

A good size dual aspect lounge with uPVC double glazed French doors to the rear, uPVC double glazed window to the front aspect, modern laminate flooring, feature fire surround with inset 'coal' effect electric fire, coving to ceiling, convector radiator.

OPEN PLAN KITCHEN/DINER

17'10 x 13'4 (5.44m x 4.06m)

DINING AREA

uPVC double glazed window to the front aspect, modern laminate flooring, stairs to the first floor with small under stairs storage cupboard and fitted carpet, coving to ceiling, double radiator.

KITCHEN AREA

Fitted with a modern range of units to base and wall level with brushed stainless steel handles and contrasting work surfaces incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring gas hob above and three speed extractor hood over, all finished in brushed stainless steel with matching splashback, additional black 'brick' style tiling to splashback areas, breakfast bar, four drawer base unit, matching laminate flooring, uPVC double glazed window to the rear aspect, coving to ceiling, double radiator.

UTILITY ROOM

12'8 x 5'9 (3.86m x 1.75m)

Offering space for free standing appliances, with plumbing for washing machine, space for tumble dryer, space for free standing fridge/freezer, fitted worktop, uPVC double glazed window to the side aspect, uPVC door to the rear yard, coving to ceiling, modern laminate flooring, single radiator.

GROUND FLOOR WC

5'9 x 3'8 (1.75m x 1.12m)

Fitted with a wall mounted WC, uPVC double glazed window to the side aspect, tiled walls, coving to ceiling.

FIRST FLOOR

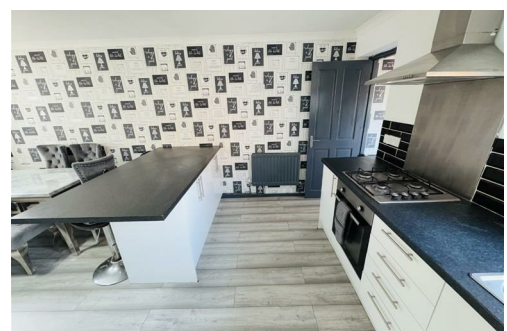
LANDING

uPVC double glazed window to the rear aspect, fitted carpet, single radiator, access to:

BEDROOM ONE

12'2 x 10'2 (3.71m x 3.10m)

Mirror fronted sliding wardrobes, uPVC double glazed window to the front aspect, fitted carpet, coving to ceiling, single radiator.



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BEDROOM TWO

10'4 x 9'1 (3.15m x 2.77m)

uPVC double glazed window to the front aspect, fitted carpet, coving to ceiling, single radiator.

BEDROOM THREE

7'10 x 7'5 (2.39m x 2.26m)

uPVC double glazed window overlooking the rear yard, fitted carpet, single radiator.

FAMILY BATHROOM/WC

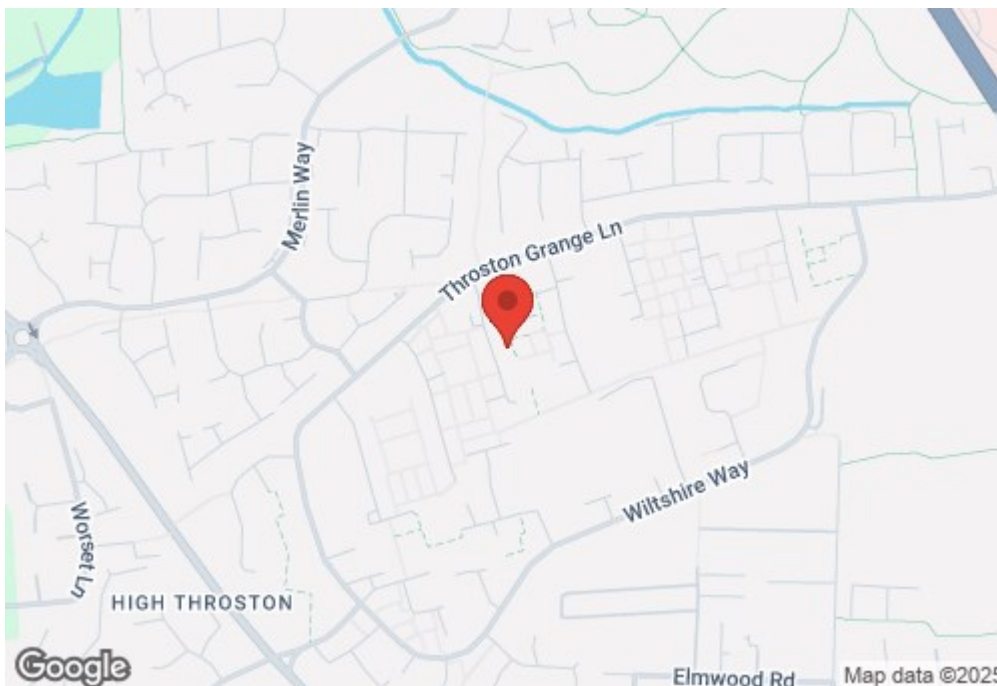
Fitted with a three piece white suite and chrome fittings comprising: panelled bath with chrome dual taps and shower over, inset wash hand basin with mixer tap and vanity cabinet below, concealed WC with matching back and vanity area above, tiling to splashback, uPVC double glazed window to the rear aspect, chrome heated towel radiator.

EXTERNALLY

The property occupies a pleasant position on Harlech Walk, with a low maintenance block paved front garden, enclosed by a brick boundary wall with wrought iron gate. The enclosed rear courtyard style garden has block paving and artificial turf, with brick boundary and double wrought iron gates with potential for off street parking.

NB

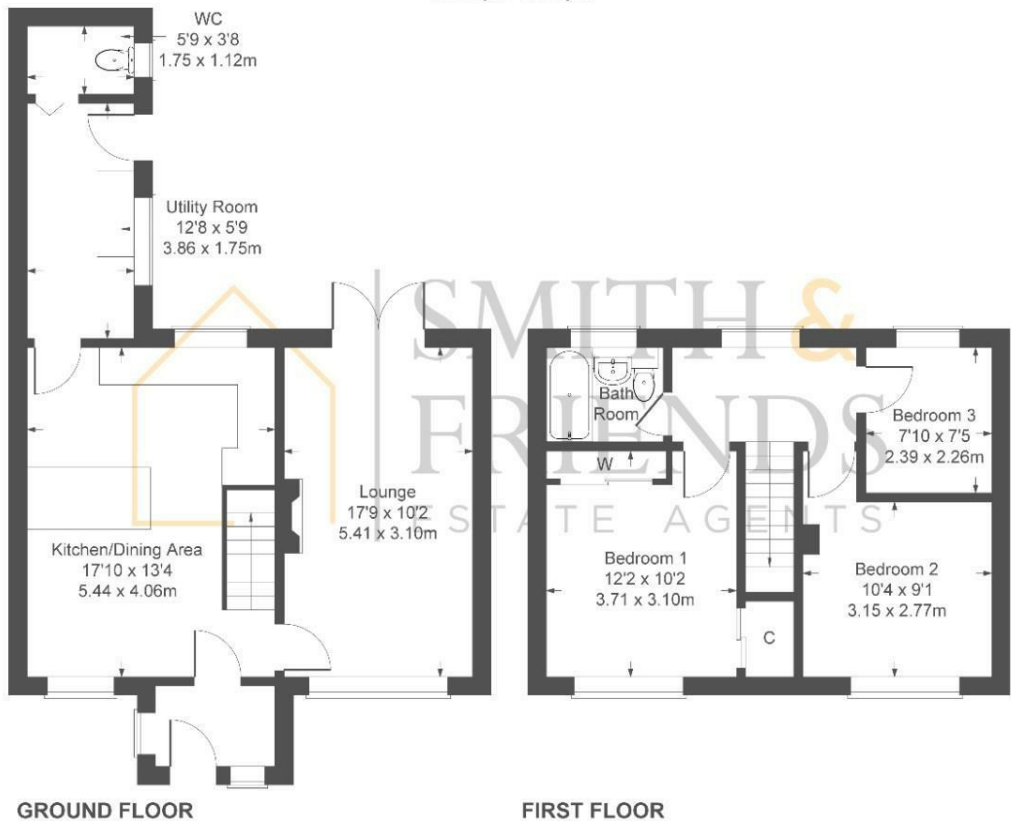
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



Harlech Walk, Hartlepool, TS26 0TN



Harlech Walk
Approximate Gross Internal Area
983 sq ft - 91 sq m



Not to Scale. Produced by The Plan Portal 2025
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		84
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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