



An impressive THREE BEDROOM mid terraced property offering spacious accommodation ideal for a wide variety of buyers. The home is set back from a small pedestrian walkway/green, with pleasant gardens to the front and rear. The property benefits from gas central heating and uPVC double glazing, whilst in brief the layout comprises: entrance hall with stairs to the first floor, generous through lounge/dining room, extended kitchen with utility space, three good size bedrooms and bathroom with separate WC. Externally is a low maintenance front garden and good size enclosed rear garden. Conrad Walk is situated off Sinclair Road in the popular Rift House estate. An internal viewing comes recommended.

Conrad Walk, Hartlepool, TS25 4QB

3 Bedroom - House - Mid Terrace

£115,000

EPC Rating: C

Tenure: Freehold

Council Tax Band: A



**SMITH &
FRIENDS**
ESTATE AGENTS

Conrad Walk, Hartlepool, TS25 4QB



GROUND FLOOR

ENTRANCE HALL

LOUNGE & DINING ROOM

20'10 x 12'4 narrowing to 8'9 (6.35m x 3.76m narrowing to 2.67m)

KITCHEN

9'2 x 8'6 (2.79m x 2.59m)

UTILITY AREA / KITCHEN EXTENSION

12'10 x 5'4 (3.91m x 1.63m)

FIRST FLOOR

LANDING

BEDROOM ONE

12'2 x 11'10 (3.71m x 3.61m)

BEDROOM TWO

14'9 x 8'8 (4.50m x 2.64m)

BEDROOM THREE

10'1 x 9'0 (3.07m x 2.74m)

BATHROOM

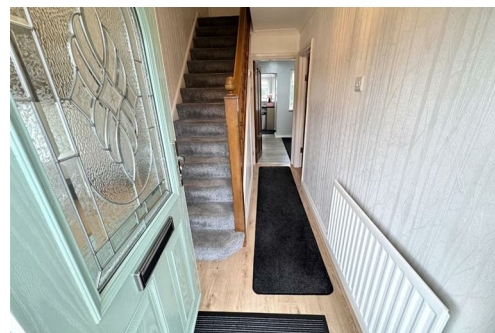
5'6 x 4'9 (1.68m x 1.45m)

SEPARATE WC

EXTERNALLY

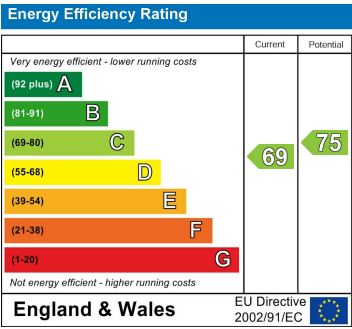
NB

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. We 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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