



**Ridlington Way, Hartlepool TS24 9QB**

**welcome to**

## **Ridlington Way, Hartlepool**

Situated within the popular King Oswy area, this well-positioned three-bedroom terraced home enjoys a pedestrianised frontage, offering a quieter and more private setting.

### **Entrance Hall**

Entered via a UPVC double glazed door into the entrance hall, stairs to the first floor, radiator, door leading to lounge.

### **Lounge**

UPVC double glazed window to the front, radiator, laminate flooring, coal effect gas fire with decorative wood surround and marble hearth, dado rail, double doors that lead into kitchen/ diner.

### **Kitchen/ Diner**

UPVC double glazed windows to the rear, radiator, space for dining table, laminate flooring in dining area, beautiful range of cream country style wall and base units with complimentary work surfaces and tiled splashback, stainless steel four ring gas hob with extractor over, inset electric oven, inset sink/ drainer with mixer tap, plumbing and recess for washing machine, wall mounted Potterton combi boiler, vinyl flooring in kitchen, UPVC door to rear, opening into a pantry cupboard, wooden single glazed window to the rear in the pantry cupboard which has built in shelving, opening into understairs storage cupboard.

### **Landing**

Stairs from the hallway, loft hatch access, doors leading to all principal rooms.

### **Bedroom 1**

UPVC double glazed window to the front, radiator, built in storage cupboard.

### **Bedroom 2**

UPVC double glazed window to the rear, radiator.

### **Bedroom 3**

UPVC double glazed window to the front, radiator.

### **Family Bathroom**

UPVC double glazed window to the rear, vinyl flooring, radiator, wash hand basin, panel bath, bathroom wall boarded walls, cladded ceiling.

### **Seperate Wc**

Low level low flush wc, laminate flooring, UPVC double glazed window to rear.

### **Externally Front Of Property**

Wrought iron fencing and gate with walkway leading to front door and a lawned area.

### **Rear Of Property**

Fence enclosed, shaped lawn area, patio area, 2 brick built out buildings, wooden gate that leads to the side and front of the property.





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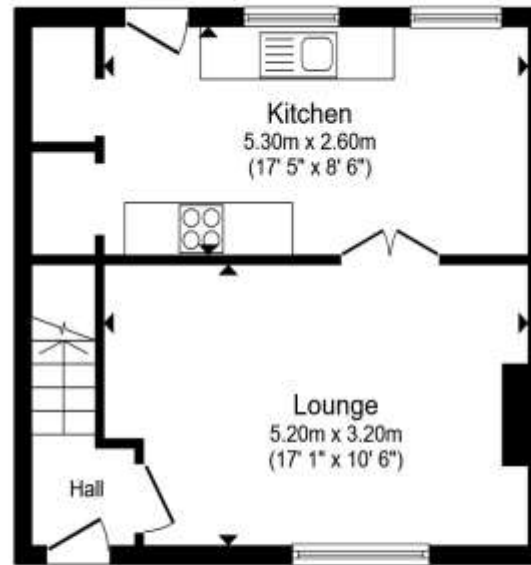
welcome to

## Ridlington Way, Hartlepool

- POPULAR KING OSWY LOCATION
- THREE-BEDROOM TERRACED HOME
- PEDESTRIANISED FRONTAGE
- SPACIOUS KITCHEN DINER
- IDEAL FOR FIRST-TIME BUYERS OR INVESTORS

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

**£95,990**



Ground Floor



First Floor

Total floor area 75.9 m<sup>2</sup> (817 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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