



**Osprey Way, Hartlepool TS26 0ZF**

# welcome to Osprey Way, Hartlepool

- NO ONWARD CHAIN
- POPULAR DEVELOPMENT
- MODERN FIXTURES AND FITTINGS
- END TERRACED
- GREAT OPPORTUNITY

Tenure: Freehold EPC Rating: C

Council Tax Band: B

# £115,000

## Entrance Hallway

Accessed via composite door, access to guest wc, radiator, staircase to first floor.

## Guest Wc Kitchen

10' 7" x 5' 5" ( 3.23m x 1.65m )  
Fitted with a range of high gloss wall and base units with complimenting working surfaces and co-ordinating splashback, inset stainless steel 1 1/2 bowl sink/ drainer unit with mixer tap, built in oven hob and hood, recess and plumbing for washing machine, integrated fridge and freezer, cupboard housing gas central heating boiler, recess spot lighting to ceiling, radiator.

## Lounge

14' 9" x 12' 3" Max ( 4.50m x 3.73m Max )  
French doors to the rear over looking the rear garden, feature panelled walls, understairs storage cupboard, radiator.

## First Floor Landing

Radiator, loft hatch access.

## Bedroom 1

12' 4" x 9' 4" ( 3.76m x 2.84m )  
UPVC double glazed window to rear, radiator.

## Bedroom 2

12' 4" x 8' 6" Max ( 3.76m x 2.59m Max )  
Window to front, radiator, over stairs storage cupboard.

## Bathroom

3 piece white suite comprising of a panelled bath with mixer tap and mains shower over, pedestal wash hand basin, low level low flush wc, radiator, recess spot lighting to ceiling.

## Externally Front Garden

Lawned area, driveway.

## Rear Garden

Enclosed garden, predominantly laid to lawn.



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### Property Ref:

HAR120040 - 0006

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