



A beautifully upgraded and enhanced **THREE BEDROOM** end terraced property offering accommodation ideal for a first time buyer or family. This well presented home features an impressive kitchen/diner, modern bathroom, gas central central heating and uPVC double glazing. Externally the property is complemented by an attractive external render, landscaped front garden and pleasant enclosed courtyard with pergola, seating area and external storage. Turner Walk is located off Sinclair Road in a popular part of the Rift House Estate. An internal viewing comes highly recommended.

The full layout comprises: entrance porch through to a spacious open plan kitchen/diner, generous dual aspect lounge, rear lobby and guest cloakroom/WC. To the first floor are three good size bedrooms which are served by the bathroom which incorporates a three piece white suite and chrome fittings. The property is set back on Turner Walk with a pedestrian area to the front, parking close by, low maintenance landscaped front garden and rear courtyard with outhouse ideal for use a utility room. Local schools and amenities are within easy access. **VIEWING RECOMMENDED.**

**Turner Walk, Hartlepool, TS25 4PR**

**3 Bedroom - House - End Terrace**

**£125,000**

**EPC Rating: D**

**Tenure: Freehold**

**Council Tax Band: A**



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## GROUND FLOOR

### ENTRANCE PORCH

4' x 6'8 (1.22m x 2.03m)

Accessed via double glazed composite entrance door, uPVC double glazed windows, modern laminate flooring, upgraded internal door through to the kitchen/diner/sitting room.

### DUAL ASPECT LOUNGE

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

A generous dual aspect lounge, with uPVC double glazed bow window to the front aspect and uPVC double glazed French doors to the rear courtyard, modern wall mounted electric fire with television recess above, attractive oak flooring, coving to ceiling, two modern panelled radiators.

### OPEN PLAN KITCHEN/DINER

17'10 x 13'3 (5.44m x 4.04m)

Fitted with a modern range of cream gloss units to base and wall level with contrasting work surfaces and matching splashback incorporating an inset one and a half bowl single drainer sink unit with modern spray mixer tap, built-in electric oven with four ring gas hob above and extractor hood over, space for free standing 'American' style fridge/freezer, matching island, modern laminate flooring, coving to ceiling, stairs to the first floor with under stairs storage cupboard, radiator with cover included, additional modern vertical radiator to kitchen area, dining/seating area with uPVC double glazed window to the front aspect, upgraded internal oak doors.

### REAR LOBBY

Double glazed composite door to the rear courtyard, laminate flooring, access to guest cloakroom/WC.

### GUEST CLOAKROOM/WC

3'4 x 5'5 (1.02m x 1.65m)

Fitted with a two piece white suite and chrome fittings comprising: inset wash hand basin with central mixer tap and white gloss vanity cabinet below, low level WC, 'tile' effect panelling to walls, modern laminate flooring, uPVC double glazed window to the side aspect, single radiator.

## FIRST FLOOR

### LANDING

5'5 x 8'11 (1.65m x 2.72m)

uPVC double glazed window to the rear aspect, fitted carpet, radiator with cover included.

### BEDROOM ONE

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

A good size master bedroom with uPVC double glazed window to the front aspect, useful storage cupboard, fitted carpet, radiator with cover included, hatch to loft space.

### BEDROOM TWO

9'10 x 10'4 (3.00m x 3.15m)

Large uPVC double glazed window to the front aspect, over stairs storage cupboard, radiator with cover included.

### BEDROOM THREE

7'11 x 7'5 (2.41m x 2.26m)

Currently used as a dressing room with fitted hanging rails, uPVC double glazed window to the rear aspect, laminate flooring, double radiator.

### BATHROOM/WC

5'6 x 7'1 (1.68m x 2.16m)

Fitted with a three piece white suite and chrome fittings comprising: panelled bath with central mixer tap and shower over, protective glass shower screen, inset wash hand basin with central mixer tap and white gloss vanity drawers below, low level WC, attractive panelling to walls, further panelling to ceiling, uPVC double glazed window to the rear aspect, heated towel radiator.

### EXTERNALLY

The property occupies a pleasant set back position on Turner Walk with an attractive landscaped front garden which features a lawn, with brick boundary wall and wrought iron gate. The enclosed rear courtyard offers a pleasant space for entertaining, with artificial turf, summerhouse, pergola, gated access and useful outhouse.



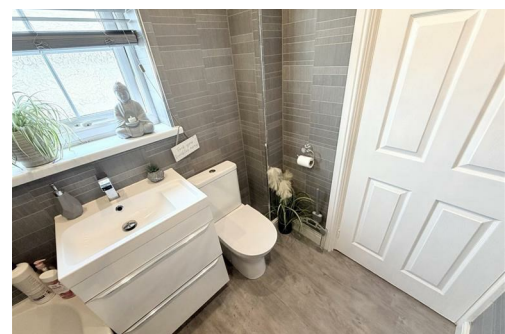
**UTILITY/OUTHOUSE**

10' x 6'2 (3.05m x 1.88m)

Plumbing for washing machine, fitted worktop space for further appliances.

**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.



# Turner Walk, Hartlepool, TS25 4PR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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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