



Town Wall, Hartlepool, TS24 0JQ

welcome to

Town Wall, Hartlepool

AN IMMACULATELY PRESENTED 4 BEDROOMED PROPERTY. It has undergone extensive interior re-modernisation and decoration, whilst the owners have maintained the character of the property with original windows.

Entrance Hallway

door to front elevation, solid oak flooring, stairs to First Floor, radiator, dado rail.

Family Sized Lounge

22' 5" x 19' 1" (into bay) (6.83m x 5.82m (into bay)) windows to the front and side elevation with views of the sea, feature gas fire with solid oak fireplace, ceiling coving, 2 radiators, 2 wall lights, TV point.

Dining Room

11' 11" x 12' 8" (3.63m x 3.86m) window to the side elevation, original cast iron fire surround with tiled insert, solid oak flooring, ceiling coving and ceiling rose.

Ground Floor Cloakroom/ Wc

fitted with a 2 piece white suite with chrome effect fittings comprising wash hand basin with tiled splashback, close coupled WC, radiator.

Landing Area / Study

window to the side elevation, radiator, internet point, ceiling coving, stairs to lower ground floor.

Kitchen

13' 9" x 13' 6" (4.19m x 4.11m) refitted with a range of wall and base units with heat resistant worktop surfaces incorporating 'Belfast' style sink with swivel mixer tap, free standing Range cooker with extractor fan above, integrated washing machine, dishwasher, built in fridge freezer and integrated fridge, microwave, under stairs storage cupboard with tumble dryer, beamed ceiling, part tiled walls, windows to the rear elevation.

Family Room / Games Room

20' 3" x 17' (6.17m x 5.18m) beamed ceiling, window to the side elevation,

laminated flooring, radiator.

Lower Ground Floor Hallway

door to side elevation and large storage cupboard housing 'Vaillant' combination style boiler.

First Floor Landing

with loft access which has electric power points via a 'Slingsby' style ladder, storage cupboard, ceiling coving, dado rail.

Bedroom 1

20' 3" x 15' 11" (6.17m x 4.85m) excellent views over the sea, windows to the front and side elevation, 2 radiators, ceiling coving.

En-Suite Shower Room

attractive 3 piece white suite comprising fully tiled walk in shower cubicle with mains shower, pedestal wash hand basin with 'swan' style mixer tap, close coupled WC, part tiled walls and natural stone tiled floor.

Bedroom 2

9' 3" x 8' 10" (2.82m x 2.69m) window to the side elevation, built in wardrobes and radiator.

Bedroom 3

12' 7" x 9' 10" (3.84m x 3.00m) window to the side elevation, 2 built in storage cupboards, radiator.

Bedroom 4 / Dressing Room

10' x 12' 11" (3.05m x 3.94m) (Currently utilised as a dressing room) window to the side elevation, ceiling coving, 2 built in storage cupboards, radiator.





Family Bathroom / Wc

refitted with an immaculate suite comprising built in bath with 'telephone' style mixer tap and shower attachment, vanity wash hand basin with storage beneath, close coupled WC, coved ceiling, natural stone tiled floor and matching tiled walls, radiator, extractor fan.

Externally

Parking available to the side of the property.

Nb

A right of way exists via southgate for access to the driveway, A personnel gate gives access to the town wall which also has a right of way.

Nb

Please note the gas fire and the extractor fan are not working.



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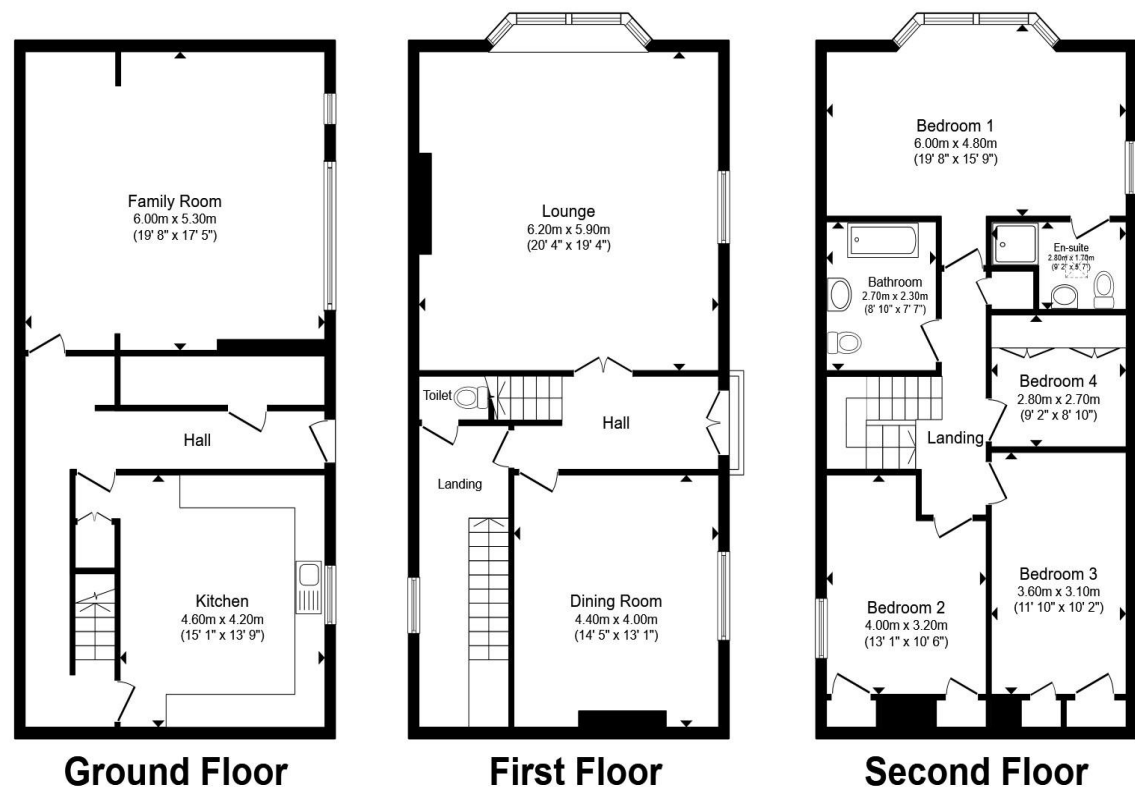
Town Wall, Hartlepool

- LOUNGE WITH FEATURE GAS FIRE & 'OAK' FIREPLACE
- SEPARATE DINING ROOM WITH SOLID OAK FLOORING
- REFITTED KITCHEN WITH INTEGRATED APPLIANCES
- FAMILY ROOM/GAMES ROOM
- 4 GOOD SIZED BEDROOMS

Tenure: Freehold EPC Rating: E

Council Tax Band: E

£400,000



Ground Floor

First Floor

Second Floor

Total floor area 224.3 m² (2,415 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



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Property Ref:
HAR120509 - 0003

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