



An extended three bedroom semi detached property on Brompton Walk in Seaton Carew. The home would make an ideal purchase for a first time buyer or young family and features two reception rooms plus kitchen and porch/sun room extensions. The accommodation is warmed by gas central heating, features uPVC double glazing and briefly comprises: entrance porch/sun room through to the hallway with stairs to the first floor and access to a pleasant family lounge with feature fire surround and gas fire, the rear reception room is currently used as a dining room and leads into the kitchen which is fitted with units to base and wall level with space for free standing appliances. To the first floor are three bedrooms and a modern upgraded wet room. Externally is a low maintenance front garden with a generous enclosed rear garden, separate garage and parking. An internal viewing comes recommended to appreciate the property's further potential.

**Brompton Walk, Hartlepool, TS25 2AW**

**3 Bed - House - Semi-Detached**

**£140,000**

**EPC Rating: D**

**Council Tax Band: B**

**Tenure: Freehold**



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# Brompton Walk, Hartlepool, TS25 2AW



## GROUND FLOOR

### ENTRANCE PORCH

### HALLWAY

Staircase to first floor landing, radiator.

### LOUNGE

**15'7 x 13'4 (4.75m x 4.06m)**

uPVC double glazed window to front, living flame 'coal' effect gas fire with surround, radiator, access to the dining room.

### DINING ROOM

**16'6 x 7'8 (5.03m x 2.34m)**

uPVC double glazed window to rear, under stairs storage cupboard, uPVC double glazed glass panelled door to side, radiator.

### KITCHEN

**11'2 x 7'5 (3.40m x 2.26m)**

Fitted with a range of wall, base and drawer units with matching worktops and splashback tiling, inset sink and drainer with mixer tap, gas cooker point, plumbing for washing machine, space for fridge and freezer, two uPVC double glazed windows to rear.

### FIRST FLOOR LANDING

uPVC double glazed window to side, access to loft.

### BEDROOM (rear)

**12'3 x 9'8 (3.73m x 2.95m)**

uPVC double glazed window to rear, radiator.

### BEDROOM (front)

**11'5 x 9'8 (3.48m x 2.95m)**

uPVC double glazed window to front, built-in storage, radiator.

### BEDROOM (front)

**8'1 x 6'5 (2.46m x 1.96m)**

uPVC double glazed window to rear, radiator.

### FAMILY BATHROOM/SHOWER ROOM

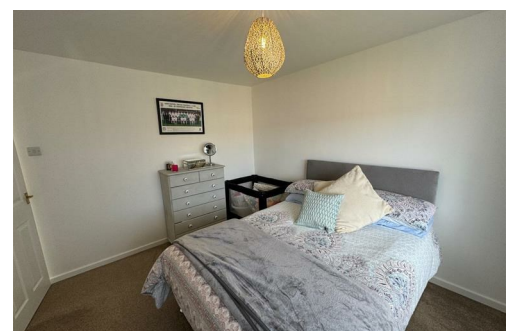
uPVC double glazed opaque window to rear aspect, wall mounted thermostatic shower, pedestal wash hand basin, low level WC.

### EXTERNALLY

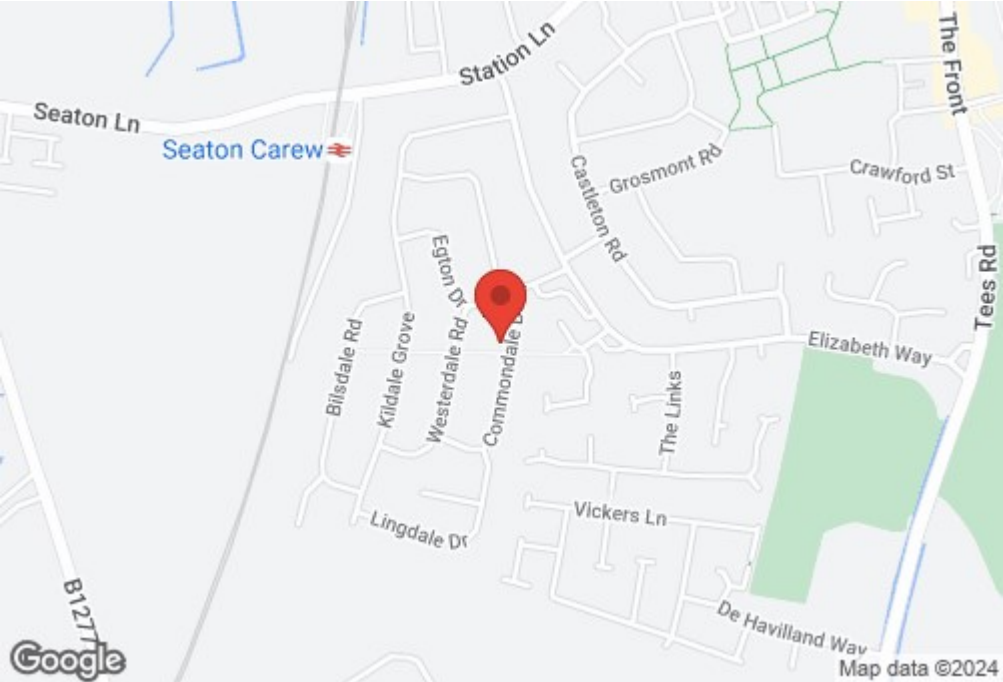
Externally is a low maintenance front garden, with a generous enclosed rear garden, SEPARATE GARAGE and parking

### 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.



Brompton Walk, Hartlepool, TS25 2AW



## Brompton Walk



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

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. Smith & Friends Estate Agents 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>73</b>
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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