



A spacious and well proportioned FOUR BEDROOM link terraced property on St Davids Walk in a popular part of Throston Grange. The home offers accommodation ideal for family requirements, features uPVC double glazing, upgraded internal doors and comes with viewing recommended. The full layout briefly comprises: entrance vestibule through to the inner hall which incorporates stairs to the first floor and access to a spacious front lounge, the kitchen/diner is fitted with a range of cream 'shaker' style units and includes a built-in oven, hob and extractor. The rear lobby gives access to a useful ground floor WC. To the first floor are four good size bedrooms and a spacious bathroom which features a three piece suite. Externally is a low maintenance front garden with lawn and planted border. The enclosed 'courtyard' style rear garden includes a useful brick outhouse, storage shed and gated access. The home is well positioned overlooking a pedestrian green to both the front and rear, making it ideal for families with children, whilst being a short stroll from schools, amenities and transport links. **VIEWING RECOMMENDED.**

St. Davids Walk, Hartlepool, TS26 0UL

4 Bedroom - House - Terraced

£112,000

EPC Rating:

Tenure: Freehold

Council Tax Band: A



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ESTATE AGENTS

St. Davids Walk, Hartlepool, TS26 0UL



GROUND FLOOR

ENTRANCE VESTIBULE

9'9 x 2'7 (2.97m x 0.79m)

Accessed via uPVC double glazed entrance door, fitted carpet, access to:

INNER HALL

7'7 x 5'9 (2.31m x 1.75m)

Stairs to the first floor, upgraded internal doors to each room, useful cloaks cupboard, fitted carpet, access to:

FRONT LOUNGE

14'8 x 11'2 (4.47m x 3.40m)

A good size lounge with uPVC double glazed bow window to the front aspect, useful under stairs storage cupboard, fitted carpet, television point.

KITCHEN/DINER

11'6 x 11'4 (3.51m x 3.45m)

Fitted with an attractive range of cream 'shaker' style units to base and wall level with complementing 'granite' effect work surfaces and matching splashback incorporating an inset one and a half bowl single drainer ceramic sink unit with chrome mixer tap, built-in electric oven with four ring gas hob above and extractor hood over, glass fronted display cabinets to eye-level, four drawer unit to base level, attractive tiled flooring, uPVC double glazed window to the rear aspect, space for free standing fridge/freezer.

REAR LOBBY

7'5 x 2'9 (2.26m x 0.84m)

uPVC double glazed door to the rear, fitted carpet, access to:

GROUND FLOOR WC

5'6 x 2'8 (1.68m x 0.81m)

Fitted with a two piece suite comprising: wall mounted wash hand basin with dual taps and tiled splashback, wall mounted WC, 'laminated' effect vinyl flooring, uPVC double glazed window to the rear aspect.

FIRST FLOOR

LANDING

Fitted carpet, upgraded internal doors, hatch to loft space.

BEDROOM ONE

14'9 x 9'8 extending to 13'2 (4.50m x 2.95m extending to 4.01m)

uPVC double glazed window to the front aspect, useful storage cupboard, fitted carpet.

BEDROOM TWO

11'6 x 10'8 (3.51m x 3.25m)

uPVC double glazed window overlooking the rear, fitted carpet, built-in wardrobes with overhead storage space.

BEDROOM THREE

8'9 x 8'7 (2.67m x 2.62m)

uPVC double glazed window to the front aspect, mirror fronted sliding wardrobes, fitted carpet.

BEDROOM FOUR

8'7 x 7'8 (2.62m x 2.34m)

uPVC double glazed window to the front aspect, fitted carpet.

FAMILY BATHROOM/WC

8'8 x 6'7 (2.64m x 2.01m)

Fitted with a three piece white suite comprising: panelled bath with chrome mixer tap and shower attachment, electric shower over, pedestal wash hand basin with chrome dual taps, low level WC, tiling to walls, built-in storage cupboard, uPVC double glazed window to the rear aspect.



St. Davids Walk, Hartlepool, TS26 0UL

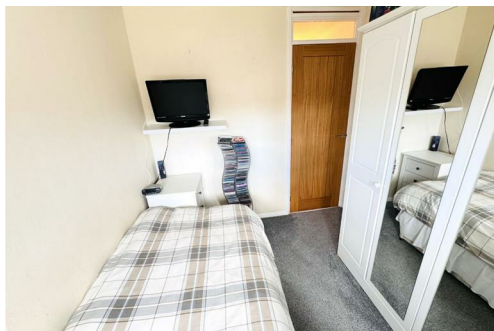


EXTERNALLY

The property features a low maintenance, part lawned front garden with planted border, brick boundary wall, wrought iron gate and paved walkway. The enclosed 'courtyard' style rear features a useful brick outhouse, additional storage shed, brick boundary wall and gated access.

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.



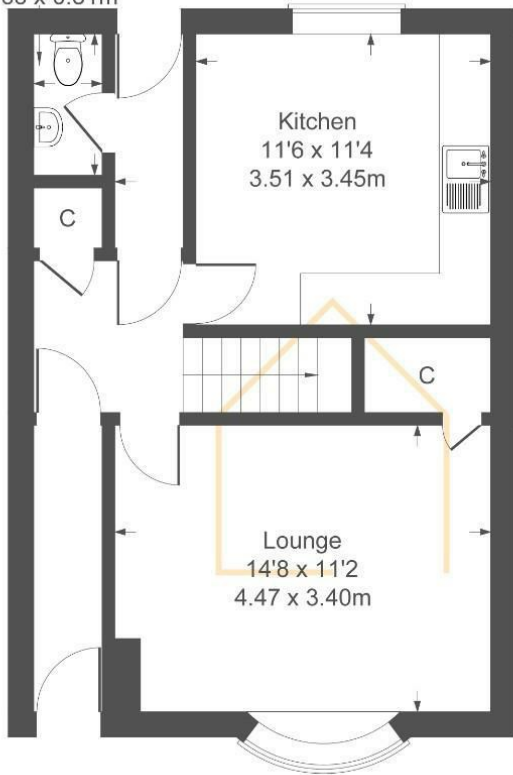
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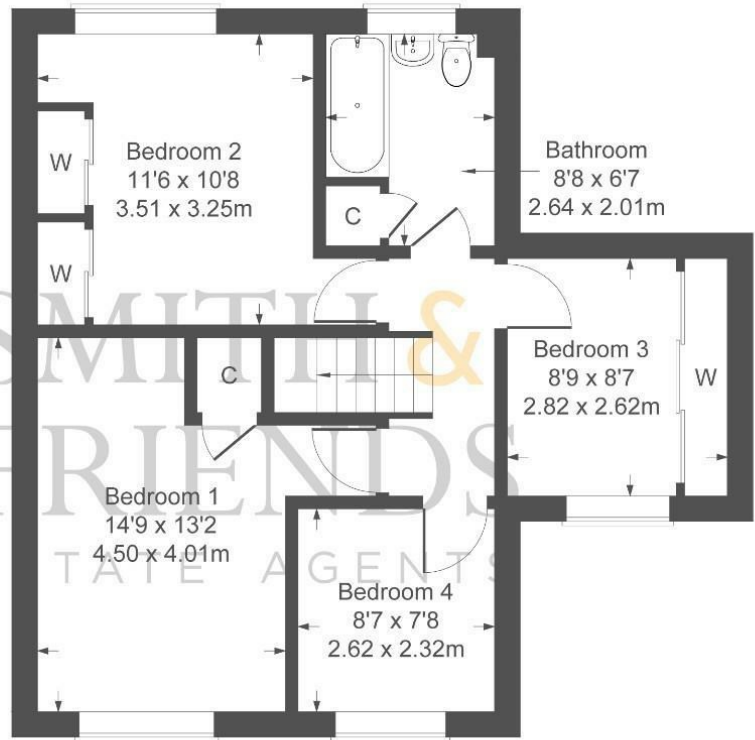
St David's Walk

Approximate Gross Internal Area
1031 sq ft - 96 sq m

WC
5'6 x 2'8
1.68 x 0.81m



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. 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.

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

106 York Road, Hartlepool, TS26 9DE
01429 891100

hartlepool@smith-and-friends.co.uk

www.smith-and-friends.co.uk



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