



*** NO CHAIN INVOLVED *** A spacious THREE BEDROOM mid terrace property located in a popular part of the Throston estate close to schools and amenities. The home is in need of some upgrading yet offers great potential and features a modern kitchen, bathroom and guest WC. The accommodation is warmed by gas central heating, features uPVC double glazing and briefly comprises; entrance vestibule through to a good size lounge with feature fire surround and access into the kitchen with a range of built in appliances included. The rear hall incorporates stairs to the first floor and leads to the utility area and ground floor WC. To the first floor are three good size bedrooms and the bathroom which is fitted with a modern three piece white suite and chrome fittings. Externally is a predominantly lawned front garden and enclosed courtyard style rear garden with gated access and parking behind. Flint Walk is accessed from Throston Grange Lane via Radnor Grove. Throston Primary School is well situated within close proximity. An ideal purchase for a first time buyer or possible investment opportunity with an internal viewing recommended to appreciate the potential on offer.

Flint Walk, Hartlepool, TS26 0TL

3 Bed - House - Mid Terrace

£90,000

EPC Rating:

Council Tax Band: A

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Flint Walk, Hartlepool, TS26 0TL



GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via double glazed composite entrance door, useful cloaks cupboard, access to;

GENEROUS LOUNGE

20'10 x 11'5 (6.35m x 3.48m)

A full width lounge with two large uPVC double glazed windows to the front aspect, feature fire surround, laminate flooring, dado rail, double radiator.



MODERN KITCHEN

11'10 x 10'6 (3.61m x 3.20m)

Fitted with a range of grey shaker style units to base and wall level with contrasting work surfaces, incorporating an inset ceramic sink with modern chrome spray mixer tap, built in double oven with separate four ring touch hob and extractor over, attractive tiled splashback, integrated fridge/freezer, integrated dishwasher, glass fronted display cabinets with lighting, PVC panelling to walls and ceiling, inset spot lighting, uPVC double glazed window to the rear aspect, single radiator.



REAR HALL

Double glazed composite door to the rear garden, turned stairs to the first floor, cloaks area, double radiator.

UTILITY AREA

5'11 x 5'8 (1.80m x 1.73m)

Gas central heating boiler, window to the rear aspect.



GROUND FLOOR WC

Fitted with a modern two piece white suite and chrome fittings comprising; inset wash hand basin with chrome mixer tap and vanity cabinet below, close coupled WC, attractive tiled walls and flooring, uPVC double glazed window to the rear.

FIRST FLOOR

LANDING

Built in storage cupboard, access to bedrooms and bathroom.

BEDROOM ONE

11'10 x 10'3 (3.61m x 3.12m)

Laminate flooring, uPVC double glazed window, single radiator.

BEDROOM TWO

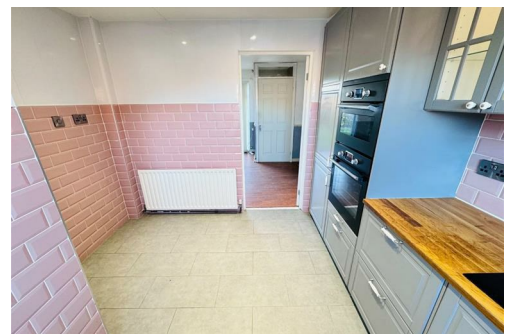
11'9 x 10'3 (3.58m x 3.12m)

Laminate flooring, uPVC double glazed window, single radiator.

BEDROOM THREE

10'3 x 7'8 plus 7'1 x 3'8 (3.12m x 2.34m plus 2.16m x 1.12m)

Laminate flooring, uPVC double glazed window, single radiator, archway into a wardrobe/dressing area with fitted hanging rail, overhead storage and hatch to loft space.



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BATHROOM

7'0 x 5'7 (2.13m x 1.70m)

Fitted with a modern three piece white suite and chrome fittings comprising; curved panelled bath with mixer tap, shower over and separate attachment, curved glass shower screen, inset wash hand basin with mixer tap and vanity cabinet below, close coupled WC, attractive tiled walls and flooring, uPVC double glazed window to the rear, chrome heated towel radiator.

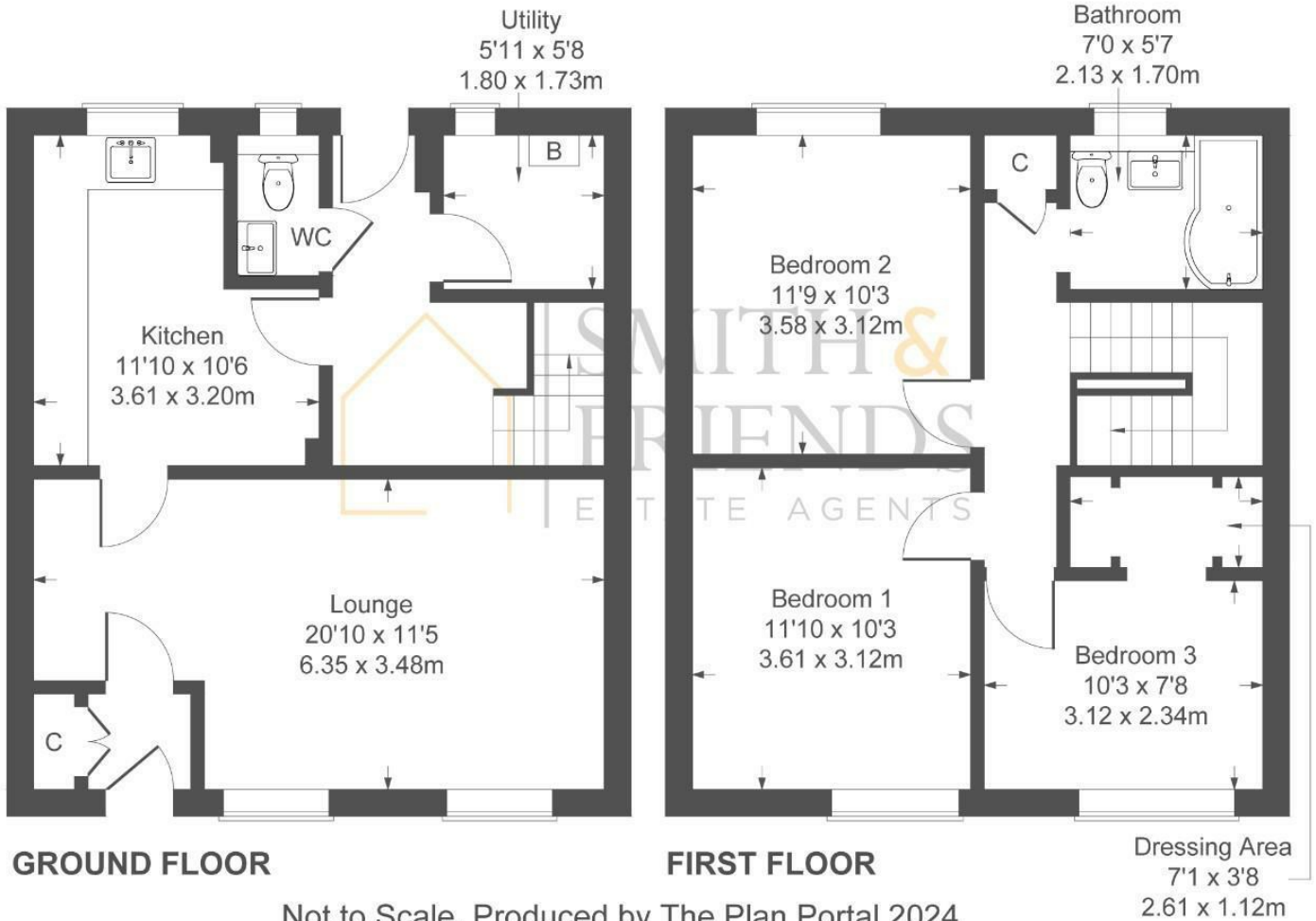
EXTERNALLY

The property is set back with a pedestrian walkway to the front and parking to the rear. The front garden has a lawn, paved walkway and brick boundary wall. The enclosed courtyard style rear is paved with gated access.



Flint Walk

Approximate Gross Internal Area
1012 sq ft - 94 sq m



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) 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	

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