



**** RARELY AVAILABLE ** STUNNING THROUGHOUT **** A two bedroom first floor apartment which has been greatly improved throughout. Features include gas central heating and uPVC double glazing. Briefly comprising: private entrance, vestibule with under stairs storage area and staircase to landing, lounge, outstanding refitted kitchen/breakfast room including oven, hob and extractor, two bedrooms and an impressive shower room/WC. Externally, the property has the use of a car park and communal gardens. Fitted carpets are included in the asking price. This light and airy apartment is ideal for retired/first time buyers/etc. and forms part of a small complex of similar desirable apartments in this highly sought after Fens development in Hartlepool.

Stamford Walk, Fens, Hartlepool, TS25 2NU

2 Bed - Apartment

£95,000

EPC Rating:

Council Tax Band: A

Tenure: Leasehold



Stamford Walk, Hartlepool, TS25 2NU

ENTRANCE

uPVC double glazed glass panelled door, radiator, spindle staircase to first floor landing.

LANDING/HALLWAY

Built-in storage cupboard, skylight.

LOUNGE 16'8 x 10'8 (5.08m x 3.25m)

uPVC double glazed window to front aspect, living flame 'coal' effect electric fire with modern surround, radiator.

DINING KITCHEN 9'9 x 9'8 (2.97m x 2.95m)

Fitted with a range of white wall, base and drawer units with matching worktops, inset sink and drainer with mixer tap, four ring halogen hob with illuminating extractor and fan assisted oven, integrated appliances include fridge, freezer and washing machine; uPVC double glazed window, radiator.

BEDROOM 1 14'1 x 10'6 (4.29m x 3.20m)

uPVC double glazed window, radiator.

BEDROOM 2 10'4 x 7'7 (3.15m x 2.31m)

uPVC double glazed window, radiator.

FAMILY BATHROOM/WC

Modern white and chrome suite comprising of corner shower with wall mounted thermostatic shower, wash hand basin with vanity storage and low level WC.

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.



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	

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, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

106 York Road, Hartlepool, TS26 9DE
01429 891100
hartlepool@smith-and-friends.co.uk
www.smith-and-friends.co.uk

