



**** CHAIN FREE ** RARELY AVAILABLE ** OVER 55's **** One of four semi detached bungalows set back from Elwick Road within this popular area of Hartlepool. Well presented throughout and deceptively spacious inside this two bedroom bungalow comes with viewing strongly recommended. Close to main bus and commuter routes and benefitting from uPVC double glazing and gas central heating. The accommodation briefly comprises of: entrance hall, open plan lounge/dining kitchen, two good sized bedrooms and wet room. Externally the rear garden affords a good degree of privacy and is laid to lawn with a paved patio area. The open plan front garden is laid to lawn, with off street parking for one car.

Laverne Walk, Elwick Road, Hartlepool, TS26 9BF
2 Bed - Bungalow - Semi Detached
Chain Free £180,000
EPC Rating: C
Council Tax Band: B
Tenure: Leasehold



Laverne Walk, Hartlepool, TS26 9BF

ENTRANCE HALLWAY

uPVC double glazed glass panelled door, radiator and large storage cupboard.

OPEN PLAN LOUNGE/DINING/KITCHEN 28'4 x 13'11 max (8.64m x 4.24m max)

LOUNGE/DINING AREA

uPVC double glazed glass panelled door opening onto the rear garden, uPVC double glazed windows to rear and side, radiator.

KITCHEN AREA

Fitted with a range of cream wall, base and drawer units with 'woodblock' effect worktops, inset sink and drainer with mixer tap, four ring electric hob with illuminating extractor and fan assisted oven, plumbing for washing machine and space for fridge freezer, uPVC double glazed window to front.

BEDROOM 1 (rear) 12'4 x 12'1 (3.76m x 3.68m)

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

BEDROOM 2 (front) 11' x 8'8 (3.35m x 2.64m)

uPVC double glazed window and radiator.

SHOWER ROOM/WC 8'3 x 7'3 (2.51m x 2.21m)

Fully functioning wet room with thermostatic shower, pedestal wash hand basin and low level WC.

EXTERNALLY

The enclosed rear garden affords a good degree of privacy and is laid to lawn with a paved patio area. The open plan front garden is laid to lawn with off street parking for one car.

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			100
(92 plus) A			
(81-91) B		80	
(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.

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