



We are pleased to offer to the market for sale a much improved and well presented three bedroomed semi detached house. The property is situated in the popular Fens Estate of Hartlepool, within walking distance of the local primary school, whilst also being close to local amenities and good transport links. Features include gas central heating via a convectional style boiler and uPVC double glazing throughout. Benefiting from a full width extension to the rear creating an open plan lounge/dining room and a fully boarded attic with a fixed staircase from the third bedroom. In brief the accommodation comprises: entrance hall with staircase to first floor, fitted kitchen and an open plan lounge/dining room with modern feature fireplace and large patio doors to the rear garden.

To the first floor are three bedrooms and a bathroom/WC. Externally are gardens to both front and rear. There is also a single garage in a block with off street car parking. Viewing to the interior is essential.

Stamford Walk, Hartlepool, TS25 2NX

2 Bed - House - Semi-Detached

£139,950

EPC Rating:

Council Tax Band: B

Tenure: Freehold



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GROUND FLOOR

ENTRANCE HALL

uPVC DG glass panelled door, radiator and staircase to first floor landing

KITCHEN

9' x 8' (2.74m x 2.44m)

Fitted with a range of wall, base and drawer units with matching worktops, inset sink and drainer, gas cooker with illuminating extractor , plumbing for washing machine and space for fridge and freezer. uPVC DG window to front, uPVC DG glass panelled door.

OPEN PLAN LOUNGE / DINING AREA

LOUNGE: uPVC DG window, living flame coal effect gas fire with surround, large under stairs storage cupboard, radiator and opening into the dining area.

DINING AREA: uPVC DG door opening onto the rear patio, uPVC DG windows to rear and side. radiator.

FIRST FLOOR

BEDROOM 1 (REAR)

12'6 x 9'4 (3.81m x 2.84m)

uPVC DG window and radiator

BEDROOM 2 (FRONT)

11'2 x 9'5 (3.40m x 2.87m)

uPVC DG window and radiator

BEDROOM 3 (REAR)

8'3 x 6' (2.51m x 1.83m)

uPVC DG window and radiator

ATTIC

Fully boarded with power and lighting and Velux window

FAMILY BATHROOM

White and chrome suite with panelled bath, shower over and glass shower screen. pedestal wash hand basin and low level WC. uPVC DG window and radiator.

EXTERNALLY

Enclosed gardens to both front and rear. There is also a single garage in a block with off street car parking



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.

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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