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16 Marley Walk

, Hartlepool, TS27 3PE

Offers in excess of £150,000

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Substantial Extended Three Bedroom Family Home | Generous Corner Plot | No Onward Chain & Exceptional Potential

Occupying an enviable corner plot within a peaceful, tree-lined cul-de-sac, this substantial three bedroom semi-detached family home offers an impressive amount of space, a larger-than-average garage and outstanding potential for further development.

Offered for sale with the significant advantage of no onward chain and vacant possession, this extended family home has been carefully maintained and is immaculately presented, offering comfortable accommodation that can be enjoyed immediately while providing an exciting opportunity for its next owners to modernise and create something truly special.

Tucked away from the main roads, the property enjoys a particularly attractive residential setting with no through traffic, generous outdoor space and excellent possibilities for extension, conversion or reconfiguration, subject to the necessary permissions.







The accommodation begins with a spacious entrance porch and hallway, creating a welcoming introduction to the home.

The principal lounge provides a comfortable and inviting living space, with an attractive feature fireplace creating a focal point.

A separate dining room offers an excellent setting for family meals and entertaining, while the additional sitting room/sun room provides valuable further reception space.

This flexible arrangement is ideal for growing families, offering the opportunity to create separate areas for relaxing, entertaining, children's play or working from home.

The kitchen provides practical everyday accommodation, with scope for buyers looking to introduce a more contemporary design or potentially create a larger open-plan kitchen and dining space, subject to the necessary alterations.

One of the property's most exciting features is the substantial garage, which offers far more than conventional storage.

With its generous proportions and separate entrance, the garage presents a fantastic opportunity for a variety of uses.

For those working from home, it could provide an excellent foundation for a dedicated office, studio or workspace, while buyers seeking additional living accommodation may wish to explore the possibility of creating a ground-floor bedroom with en-suite facilities, subject to planning permission and building regulations.

Equally, the garage is ideal for those requiring a substantial workshop or secure storage for vehicles, motorcycles, tools or equipment, making it particularly appealing to hobbyists and motoring enthusiasts.

Upstairs, the property offers three well-appointed bedrooms, providing comfortable accommodation for family members and guests.

A spacious family bathroom completes the first-floor accommodation.

The property also benefits from loft space with a Velux window, offering useful additional storage and potential for further adaptation, subject to the necessary approvals.

Throughout, the home has been well maintained and neutrally decorated, providing an excellent starting point for buyers looking to introduce their own style and improvements over time.

A Fantastic Corner Plot With Outstanding Future Potential

The outside space is another major attraction.

Occupying a generous corner plot, the property benefits from an excellent amount of surrounding space, creating exciting possibilities for those seeking a long-term family home.

The spacious front garden provides an attractive approach to the property and offers potential to create additional off-road parking, subject to any necessary permissions.

To the rear, the south-westerly facing garden enjoys afternoon and evening sunshine, making it particularly appealing for outdoor dining, relaxing and entertaining.

Designed for low-maintenance living, the garden provides an enjoyable outdoor setting without requiring extensive upkeep.

The generous plot also presents excellent potential for a two-storey extension, subject to the necessary planning permissions and building regulations, offering the opportunity to substantially increase the existing accommodation.

Whether the intention is to modernise the interiors, create additional bedrooms, establish a home business space or undertake a larger extension, this property offers an impressive amount of flexibility.

The location further enhances its appeal. Positioned within a quiet cul-de-sac approached by a tree-lined road, the property enjoys a peaceful setting away from busy passing traffic while remaining conveniently placed for local amenities, schools and transport connections.

A substantial family home with an excellent plot, versatile accommodation and an unusually generous garage, offering endless possibilities for buyers looking to create their ideal home.

With no onward chain, vacant possession and the opportunity to move straight in while making improvements over time, this is a fantastic opportunity for families, home workers and buyers seeking a property with genuine long-term potential.

Location

Positioned within the popular Clavering area of Hartlepool, Marley Walk offers a well-established residential setting with an appealing combination of everyday convenience, attractive green spaces and coastal living.

Local shops, supermarkets and amenities are all easily accessible, while nearby Middle Warren provides additional conveniences. The scenic Hart to Haswell Walkway offers beautiful countryside routes for walking and cycling, while Hartlepool Marina and the coastline are within easy reach, offering waterfront restaurants, cafés and leisure attractions.

With excellent connections to the A19 and A179, the location provides straightforward access to Durham, Sunderland, Middlesbrough and the wider North East, creating an attractive balance of peaceful residential surroundings, lifestyle amenities and connectivity.

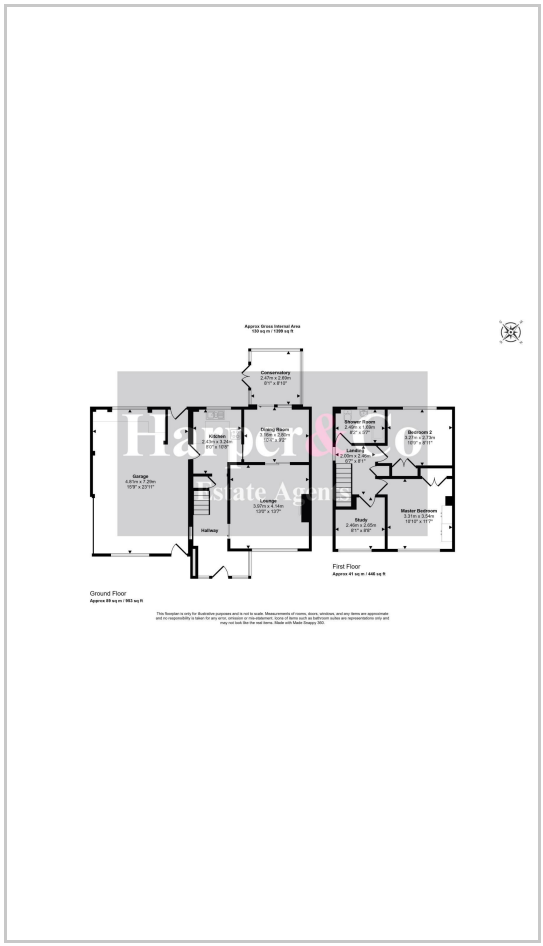
Note

Please find the attached brochure, which includes important material information for prospective purchasers. If you would prefer to receive a digital copy, we would be happy to send it to you by email or WhatsApp upon request.

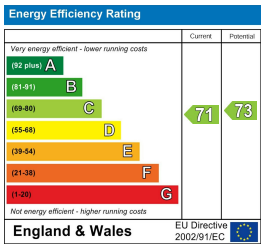
Area Map

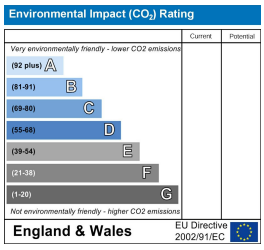


Floor Plans



Energy Efficiency Graph





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Progress House Fudan Way, Thornaby, Stockton-on-Tees, TS17 6EN
Tel: 01642 638 000 Email: sales@harperandcoestateagents.co.uk https://www.harperandcoestateagents.co.uk