



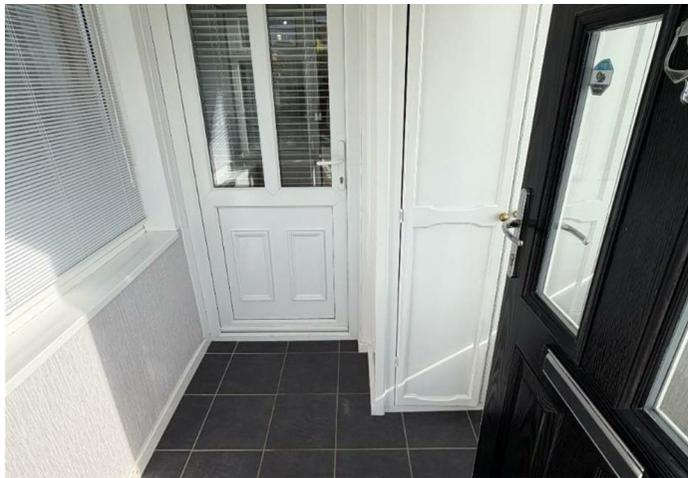
**Ellary Walk, TS25 4AX**  
**3 Bed - House - End Terrace**  
**£94,950**

**EPC Rating:**  
**Tenure: Freehold**  
**Council Tax Band: A**



# Ellary Walk Hartlepool TS25 4AX

\*\*\* NO CHAIN INVOLVED \*\*\* VACANT POSSESSION ASSURED \*\*\* A spacious and well proportioned three bedroom end terraced property occupying a pleasant position on Ellary Walk, with a good size front garden and landscaped rear courtyard. The home offers accommodation ideal for a first time buyer or family requirements, with a generous open plan kitchen/diner/family room, modern ground floor shower room and additional first floor bathroom. An internal viewing comes recommended to appreciate the space on offer, whilst further benefits include gas central heating, uPVC double glazing and alarm system. The full layout comprises: entrance porch with composite entrance door, dual aspect lounge with feature fire surround, gas fire and French doors to the rear, generous kitchen/diner/family room with modern gloss units and access to a useful ground floor shower room. To the first floor are three good size bedrooms and the family bathroom which incorporates a three-piece white suite and chrome fittings. Externally the property is set back from a pedestrian walkway, with a good size front garden and pleasant enclosed rear courtyard which enjoys a westerly aspect with storage shed. Parking at the rear.











## GROUND FLOOR

### ENTRANCE PORCH

6'3 x 4'11 (1.91m x 1.50m)

Accessed via double glazed composite entrance door, uPVC double glazed windows, tiled flooring, built-in cloaks cupboard, uPVC double glazed internal door to the kitchen/diner/family room.

### DUAL ASPECT LOUNGE

10'2 x 18' (3.10m x 5.49m)

A generous dual aspect family lounge which incorporates a large uPVC double glazed bow window to the front aspect, uPVC double glazed French doors to the rear courtyard, feature fire surround with inset 'coal' effect gas fire, mirror over, fitted carpet, picture rail, coving to ceiling, convector radiator.

### OPEN PLAN KITCHEN/DINER/FAMILY ROOM

#### SEATING/DINING AREA

13'3 x 17'11 (4.04m x 5.46m)

uPVC double glazed window to the front aspect, spindled staircase to the first floor with attractive brick slip tiling, fitted carpet and under stairs storage cupboard, tiled flooring, dado rail, coving to ceiling, convector radiator.

#### KITCHEN AREA

5'1 x 10'5 (1.55m x 3.18m)

Fitted with a range of cream gloss units to base and wall level with complementing work surfaces incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, recess for gas cooker with tiled splashback and extractor hood over, downlighting to eye-level units, lighting to kickboards, recess for washing machine, space for free standing fridge/freezer, matching tiled flooring, two uPVC double glazed windows, double glazed door to the rear courtyard, convector radiator, access to:

#### GROUND FLOOR SHOWER ROOM/WC

5'3 x 7' (1.60m x 2.13m)

Fitted with a modern three piece suite and chrome fittings comprising: shower cubicle with chrome frame, twin glass panelled sliding doors and chrome shower, pedestal wash hand basin with central mixer tap, close coupled WC, tiling

and panelling to splashback, uPVC double glazed window to the side aspect, extractor fan, convector radiator.

### FIRST FLOOR; LANDING

8'10 x 5'6 (2.69m x 1.68m)

uPVC double glazed window to the rear aspect, fitted carpet, dado rail, hatch to loft space.

### BEDROOM ONE

10'1 x 12'2 (3.07m x 3.71m)

uPVC double glazed window to the front aspect, built-in storage cupboard, fitted carpet, coving to ceiling, single radiator.

### BEDROOM TWO

10'5 x 9'10 (3.18m x 3.00m)

Large uPVC double glazed window to the front aspect, built-in storage cupboard housing gas central heating boiler, fitted carpet, coving to ceiling, single radiator.

### BEDROOM THREE

7'6 x 7'9 (2.29m x 2.36m)

uPVC double glazed window to the rear aspect, fitted carpet, coving to ceiling, single radiator.

### FAMILY BATHROOM/WC

7'1 x 5'6 (2.16m x 1.68m)

Fitted with a three piece white suite and chrome fittings comprising: panelled bath with dual taps and shower over, pedestal wash hand basin with dual taps, low level WC, tiling to walls, uPVC double glazed window to the rear aspect, chrome heated towel radiator.

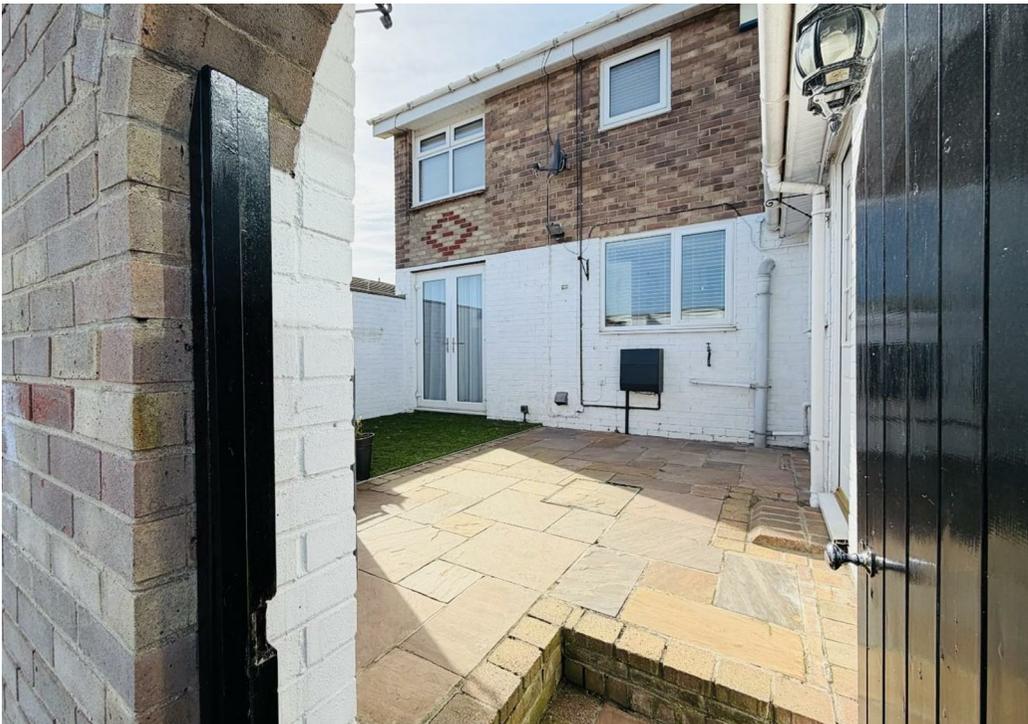
### EXTERNALLY

The property occupies a pleasant set back position with a pedestrian walkway to the front. The good size garden has paved and lawned areas, with a walkway, fenced boundaries and raised conifers. The enclosed rear courtyard has been landscaped and should prove to be low maintenance, with Indian sandstone paving, artificial turf, timber storage shed, brick boundary and lockable gate.

### 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.







Ground Floor



Floor 1



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.

Approximate total area<sup>(1)</sup>

964 ft<sup>2</sup>  
89.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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