



**Stamford Walk, Fens, TS25 2NU**  
**1 Bed - Apartment**  
**£50,000**

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS *Tees Valley*

NOTICE OF OFFER - 25 STAMFORD WALK HARTLEPOOL TS25 2NU. We advise that an offer has been made for the above property in the sum of £53,500. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts. Robinsons Tees Valley, 106 York Road Hartlepool TS25 2NU 01429 891100

Offered with NO FORWARD CHAIN and located on the popular Fens Estate, we are delighted to bring to the market this one bedroom, self contained ground floor apartment. Benefitting from gas central heating and uPVC double glazing. Briefly comprising: private entrance hall, good sized lounge, kitchen with built-in oven/hob/extractor and has a fitted breakfast bar, large bedroom and family bathroom.

**ENTRANCE HALL**

**LOUNGE**

16'3 x 10'5 (4.95m x 3.18m)  
uPVC double glazed window and radiator.

**KITCHEN**

9'5 x 7'6 (2.87m x 2.29m)  
Wall base and drawer units with matching worktops, inset sink and drainer with mixer tap, four ring halogen hob with electric oven and extractor fan, plumbing for washing machine and space for fridge and freezer.

**BEDROOM**

13'9 x 10'5 (4.19m x 3.18m)  
uPVC double glazed window to rear aspect and radiator.

**FAMILY BATHROOM/WC**

Panelled bath with shower over, with glass shower screen, pedestal wash hand basin and low level WC.

**NB 1**

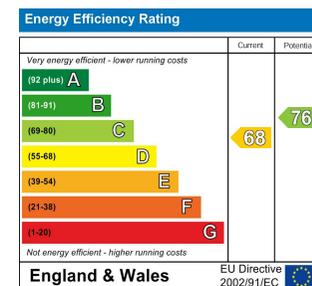
All services/appliances have not and will not be tested.

**NB 2**

The property is of leasehold tenure and has a yearly maintenance charge.

**COUNCIL TAX BAND: A**

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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