



*** NO CHAIN INVOLVED *** A spacious THREE BEDROOM mid terraced property which would make an ideal purchase for a first time buyer, family or possible investment opportunity, with two reception areas and a useful study. The accommodation has uPVC double glazing and gas central heating, with a layout which briefly comprises: entrance porch, spacious dual aspect lounge with feature fire surround, separate dining room which links to the kitchen and through to the rear study/utility area. To the first floor are three good size bedrooms and the bathroom which incorporates a three piece suite. Elphin Walk is situated off Eaglesfield Road, with a pedestrian walkway to the front, lawned front garden and enclosed rear courtyard which enjoys a westerly aspect.

Elphin Walk, Hartlepool, TS25 4BQ

3 Bedroom - House - Mid Terrace

Offers In Excess Of £89,995

EPC Rating: D

Tenure: Freehold

Council Tax Band: A



GROUND FLOOR

ENTRANCE PORCH

6'9 x 4'2 (2.06m x 1.27m)

Accessed via uPVC double glazed entrance door, uPVC double glazed side screens, laminate flooring, glazed internal door through to the dining room.

DUAL ASPECT LOUNGE

10'3 x 18' (3.12m x 5.49m)

A generous dual aspect lounge with a large uPVC double glazed window to the front aspect, uPVC double glazed French doors to the rear, fitted carpet, coving to ceiling, feature fire surround with 'marble' style back and base, inset electric fire, double radiator.



SEPARATE DINING ROOM

13'2 x 10'8 (4.01m x 3.25m)

Laminate flooring, spindled staircase to the first floor with newel post, under stairs storage and fitted carpet, uPVC double glazed window to the front aspect, double radiator, access to the kitchen.



KITCHEN

13'2 x 7'1 (4.01m x 2.16m)

Fitted with a range of units to base and wall level with contrasting work surfaces incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring gas hob above and extractor hood over, tiling to splashback, recess ideal for washing machine, space for free standing fridge/freezer, 'laminate' effect vinyl flooring, uPVC double glazed window to the rear aspect, single radiator.



STUDY/UTILITY AREA

5'9 x 9'7 (1.75m x 2.92m)

Offering a variety of uses, with uPVC double glazed window to the side aspect, uPVC door, fitted carpet.

FIRST FLOOR

LANDING

8'9 x 5'6 (2.67m x 1.68m)

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

BEDROOM ONE

10'2 x 12'2 (3.10m x 3.71m)

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



BEDROOM TWO

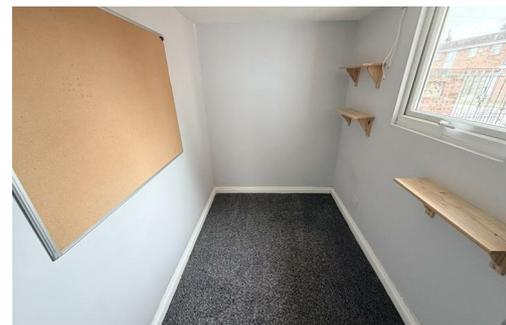
10'4 x 9'8 (3.15m x 2.95m)

uPVC double glazed window to the front aspect, fitted carpet, built-in storage cupboard with Worcester gas central heating boiler, single radiator.

BEDROOM THREE

7'5 x 7'11 (2.26m x 2.41m)

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



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BATHROOM/WC

7' x 5'5 (2.13m x 1.65m)

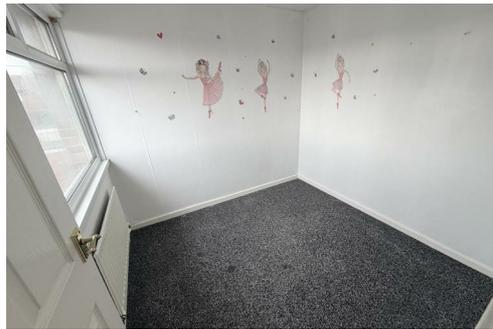
Fitted with a three piece white suite comprising: panelled bath with mixer tap, pedestal wash hand basin with dual taps, low level WC, tiling to walls, uPVC double glazed window to the rear aspect, 'laminated' effect vinyl flooring, single radiator.

EXTERNALLY

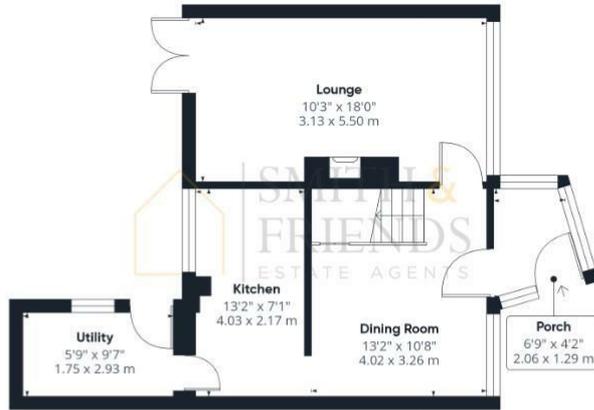
The property is set back from a pedestrian walkway, with a lawned front garden incorporating a paved walkway, brick boundary and raised conifers. The enclosed courtyard style rear is paved with brick boundary wall, double wrought iron gate and useful outhouse.

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.



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Ground Floor



Floor 1



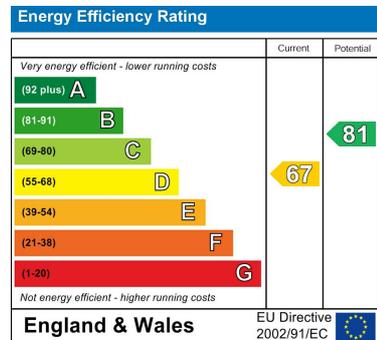
Approximate total area⁽¹⁾
879 ft²
81.7 m²

(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.

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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. We 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.

106 York Road, Hartlepool, TS26 9DE
01429 891100
hartlepool@smith-and-friends.co.uk

www.smith-and-friends.co.uk



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