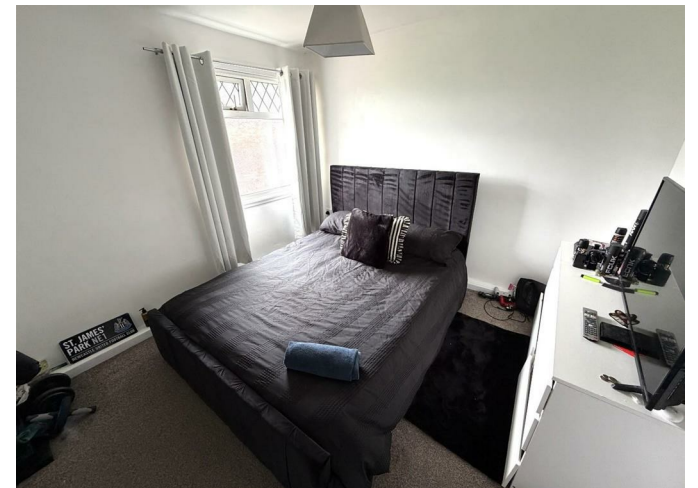




Harlech Walk, Throston Grange, TS26 0TN
3 Bed - House - Mid Terrace
£95,000

Council Tax Band: A
EPC Rating:
Tenure: Freehold

 **SMITH &
FRIENDS**
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Harlech Walk, Throston Grange, TS26 0TN

*** IDEAL INVESTMENT OPPORTUNITY *** A deceptively spacious two/three bedroom mid terraced property. The home features gas central heating, uPVC double glazing and briefly comprises: entrance porch, dual aspect lounge, spacious open plan dining room and kitchen, good size utility room and ground floor WC. To the first floor are two generous bedrooms and a smaller box bedroom/study which are served by the family bathroom which incorporates a three piece white suite. Externally is a low maintenance front garden and generous enclosed rear garden with lawn and patio areas. Harlech Walk is located in a popular part of the Throston Grange Estate, close to both schools and amenities. The home is set back overlooking a pedestrian walkway and green to the front.

GROUND FLOOR

ENTRANCE PORCH

uPVC double glazed access door, uPVC double glazed windows, laminate flooring, internal door through to the dining room.

DUAL ASPECT LOUNGE

15'10 x 10'5 (4.83m x 3.18m)

uPVC double glazed windows to the front and rear aspects, single radiator.

OPEN PLAN KITCHEN/DINING ROOM

15'8 x 13'2 (4.78m x 4.01m)

DINING AREA

uPVC double glazed window to the front aspect, convector radiator.

KITCHEN AREA

Fitted with a range of units to base and wall level with brushed stainless steel handles and contrasting roll-top work surfaces in an 'L' shaped layout 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, space for fridge/freezer.

UTILITY ROOM

12'4 x 5'8 (3.76m x 1.73m)

A good size utility room with fitted worktop, plumbing for washing machine and space for further appliances, uPVC double glazed door to the rear garden, glazed window to the side aspect, single radiator.

GROUND FLOOR WC

5'9 x 5' (1.75m x 1.52m)

Fitted with a two piece suite comprising: pedestal wash hand basin with dual taps and tiled splashback, wall mounted WC, single glazed window to the side aspect, double radiator.

FIRST FLOOR

LANDING

uPVC double glazed window to the rear aspect, hatch to loft space, access to bedrooms and bathroom.

BEDROOM ONE

10'1 x 10' (3.07m x 3.05m)

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

BEDROOM TWO

10'3 x 9'8 (3.12m x 2.95m)

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

BEDROOM THREE/STUDY

7'5 x 5'5 (2.26m x 1.65m)

uPVC double glazed window to the rear aspect, convector radiator.

BATHROOM/WC

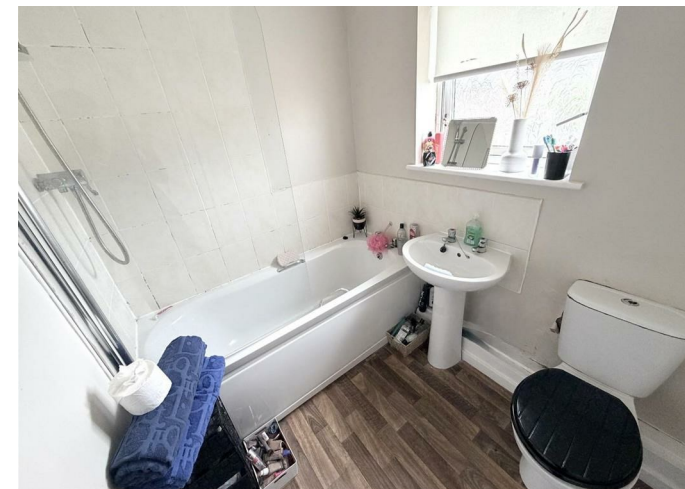
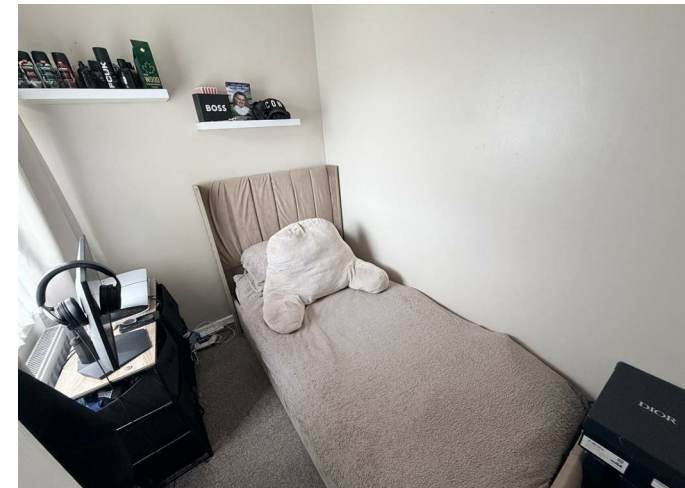
Fitted with a three piece white suite comprising: panelled bath with dual taps and shower over, protective glass shower screen, pedestal wash hand basin with dual taps, low level WC, tiling to splashback, uPVC double glazed window to the rear aspect, single radiator.

EXTERNALLY

The property is set back on Harlech Walk overlooking a pedestrian green to the front. The front garden should prove to be low maintenance, whilst a spacious rear garden incorporates lawn and paved areas, with a part brick/part fence boundary and gated access.

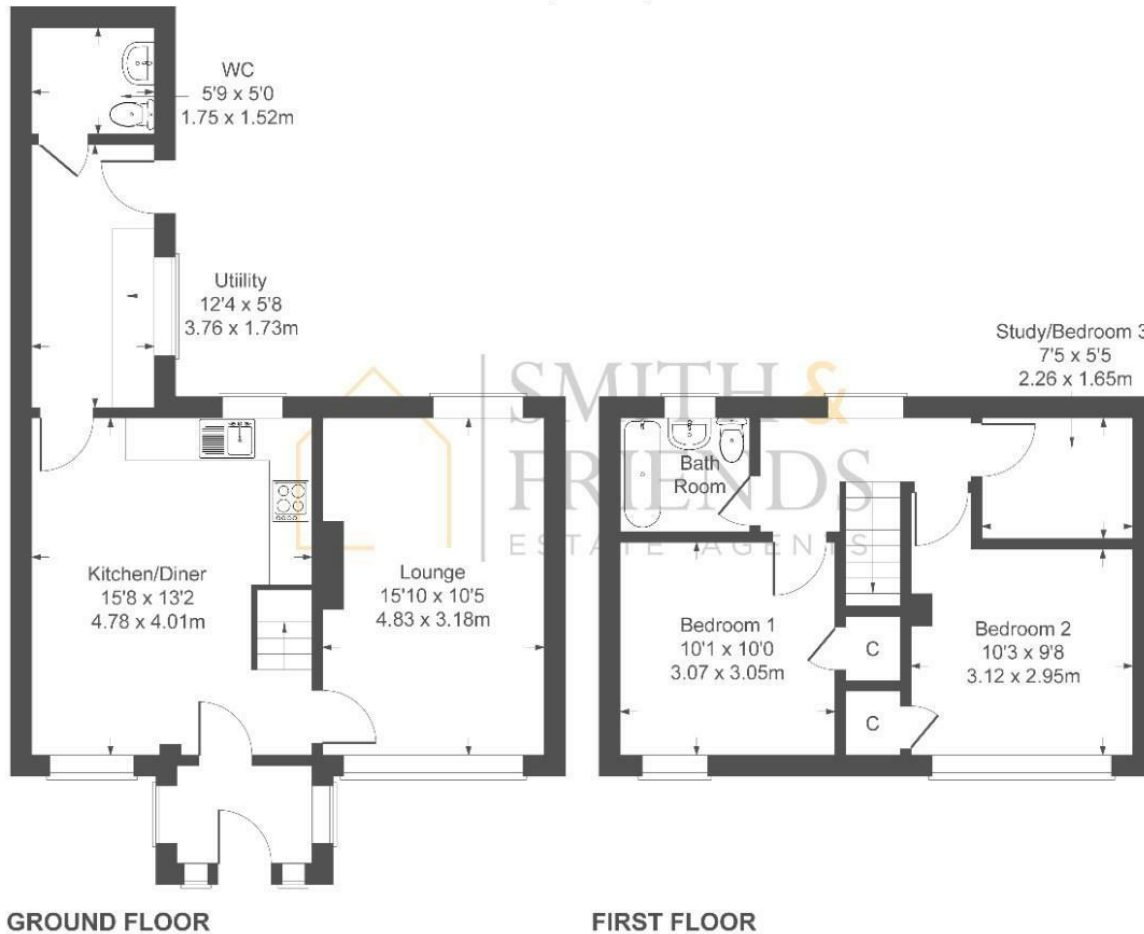
NB

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.



Harlech Walk

Approximate Gross Internal Area
900 sq ft - 84 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.



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

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.

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