



An impressive THREE BEDROOM mid terraced property offering spacious accommodation ideal for a wide variety of buyers. The home is set back from a small pedestrian walkway/green, with pleasant gardens to the front and rear. The property benefits from gas central heating and uPVC double glazing, whilst in brief the layout comprises: entrance hall with stairs to the first floor, generous through lounge/dining room, extended kitchen with utility space, three good size bedrooms and bathroom with separate WC. Externally is a low maintenance front garden and good size enclosed rear garden. Conrad Walk is situated off Sinclair Road in the popular Rift House estate. An internal viewing comes recommended.

**Conrad Walk, Hartlepool, TS25 4QB**

**3 Bedroom - House - Mid Terrace**

**£115,000**

**EPC Rating: C**

**Tenure: Freehold**

**Council Tax Band: A**





## GROUND FLOOR

### ENTRANCE HALL

Accessed via double glazed composite entrance door with uPVC double glazed side screen, fitted with modern laminate flooring, spindled staircase to the first floor with newel post and under stairs storage cupboard, coving to ceiling, single radiator.

### LOUNGE/DINING ROOM

**20'10 x 12'4 narrowing to 8'9 (6.35m x 3.76m narrowing to 2.67m)**

A spacious dual aspect lounge/dining room with a large uPVC double glazed window to the front aspect and uPVC double glazed French doors to the rear garden, attractive feature fire surround with inset chrome 'coal' effect gas fire, modern laminate flooring, coving to ceiling, two single radiators.

### EXTENDED KITCHEN

**9'2 x 8'6 plus 12'10 x 5'4 (2.79m x 2.59m plus 3.91m x 1.63m)**

An extended kitchen which incorporates a modern range of 'oak' style units to base and wall level with brushed stainless steel handles and contrasting work surfaces incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring gas hob above and extractor hood over, attractive tiling to splashback areas, space for free standing appliances including recess for washing machine and dryer, modern laminate flooring, two uPVC double glazed windows, uPVC double glazed door to the rear garden, coving to ceiling, double radiator.

## FIRST FLOOR

### LANDING

Fitted carpet, coving to ceiling, hatch to loft space, single radiator.

### BEDROOM ONE

**12'2 x 11'10 (3.71m x 3.61m)**

Modern laminate flooring, uPVC double glazed window to the front aspect, coving and inset spotlighting to the ceiling, single radiator.

### BEDROOM TWO

**14'9 x 8'8 (4.50m x 2.64m)**

Built-in storage cupboard, modern laminate flooring, two uPVC double glazed windows to the rear aspect, coving and inset spotlighting to the ceiling, single radiator.

### BEDROOM THREE

**10'1 x 9'0 (3.07m x 2.74m)**

Modern laminate flooring, uPVC double glazed window to the front aspect, coving to ceiling, single radiator.

### BATHROOM

**5'6 x 4'9 (1.68m x 1.45m)**

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

### SEPARATE WC

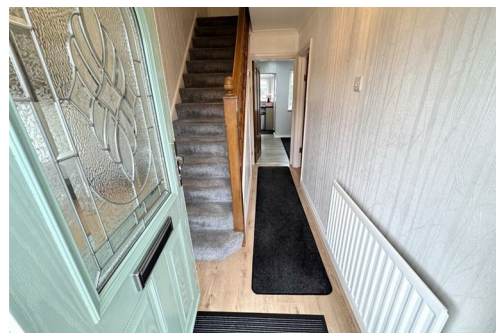
Fitted with a low level WC, part tiled walls, uPVC double glazed window to the rear aspect.

### EXTERNALLY

The property features a low maintenance block paved front enclosed by a brick boundary wall with wrought iron gate. A shared passage to the side leads through to the enclosed rear garden which enjoys a westerly aspect and incorporates a lawn and block paved patio area with fenced boundaries.

### 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.

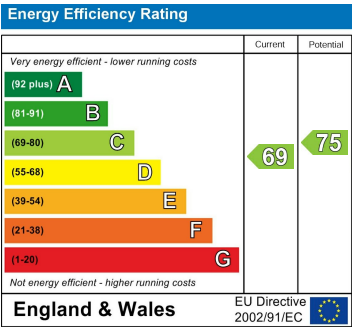








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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not 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.

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