



**Sandpiper House, Fleet Avenue, Marina,
TS24 0WH
2 Bed - Apartment
£105,000**

**Council Tax Band: C
EPC Rating: B
Tenure: Leasehold**



**SMITH &
FRIENDS**
ESTATE AGENTS



Sandpiper House, Fleet Avenue, Marina, TS24 0WH

A modern and spacious two bedroom second floor apartment that comes with viewing strongly recommended. The accommodation benefits from a modern kitchen and bathroom, secure door entry system, gas central heating, uPVC double glazing and allocated parking. The layout briefly comprises: entrance hall with three useful storage cupboards, spacious lounge with uPVC double glazed French doors leading out onto a pleasant balcony, separate modern fitted kitchen with integrated appliances, two double bedrooms, with the master benefitting from built-in wardrobes, and a modern white and chrome three piece bathroom suite. Externally is a sunny balcony and allocated car parking space with visitors parking close by. It is situated in the highly regarded Marina area of Hartlepool which offers excellent shopping and leisure facilities.

COMMUNAL ENTRANCE

Accessed via telecom entry system, stairs to each floor.

ENTRANCE HALLWAY

Accessed via panelled entrance door with spyhole, fitted with modern laminate flooring, storage cupboards and radiator.

LOUNGE

13'3 x 12'10 (4.04m x 3.91m)

uPVC double glazed French doors opening onto the balcony, modern laminate flooring and radiator.

KITCHEN

11'6 x 6'10 (3.51m x 2.08m)

Fitted with a range of modern grey wall, base and drawer units with contrasting work surfaces, inset sink and drainer with mixer tap, four ring gas hob with illuminating extractor and oven, other integrated appliances include dishwasher, washing machine, fridge and freezer; uPVC double glazed window and radiator.

BEDROOM 1

13'11 x 11'9 (4.24m x 3.58m)

uPVC double glazed window, built-in wardrobes and radiator.

BEDROOM 2

11'9 x 8'11 (3.58m x 2.72m)

uPVC double glazed window and radiator.

FAMILY BATHROOM/WC

Modern white and chrome suite with panelled bath, thermostatic shower over and glass shower screen, wash hand basin with vanity storage and low level WC; uPVC double glazed window and heated towel rail.

EXTERNALLY

Sunny balcony from the lounge and allocated car parking space with visitors parking close by.

NB 1

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

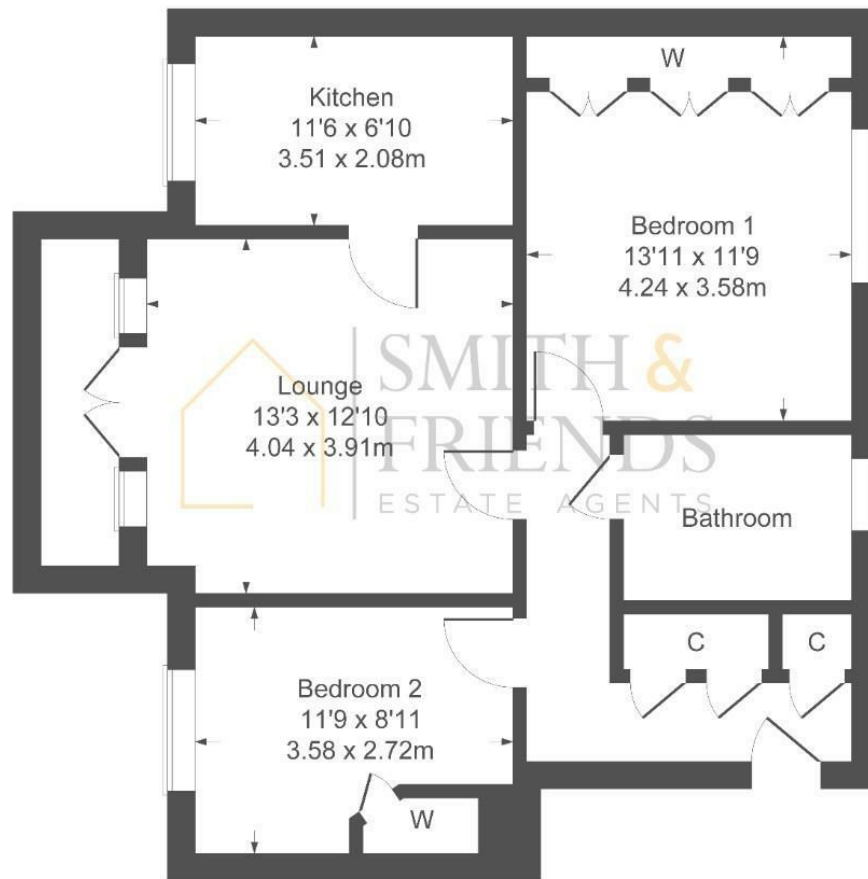
NB 2

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.



Sandpiper House

Approximate Gross Internal Area
728 sq ft - 68 sq m



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	81	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

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

