



Lakeland Walk, TS25 1RZ
3 Bed - House - Semi-Detached
£125,000

EPC Rating: B
Council Tax Band: B
Tenure: Freehold

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Lakeland Walk, TS25 1RZ

**** VIEWING RECOMMENDED **** An attractively presented three bedroom semi detached property offering deceptively spacious and well proportioned accommodation. The home was built by Keepmoat Homes with an attractive modern design that features quality fixtures and fittings throughout. This recently constructed residential development offers economical homes with the latest energy saving technology. The home features uPVC double glazing, gas fired central heating and economical solar panelling. An ideal purchase for a first time buyer or family, with modern kitchen, bathroom and en suite, as well as low maintenance gardens and a private double width driveway.

The accommodation comprises of: entrance with stairs to the first floor and access to a downstairs cloakroom/WC. The lounge is located to the rear of the property offering a good degree of privacy and gives access to the rear garden. Modern fitted kitchen with a range of walnut wall, base and drawer units. To the first floor there are three good sized bedrooms (master with en suite) and family bathroom.

GROUND FLOOR

ENTRANCE HALL

Composite door, radiator, staircase to first floor.

CLOAKROOM/WC

Low level WC, wash hand basin, uPVC double glazed window to side.

LOUNGE

17' x 14' (5.18m x 4.27m)

uPVC double glazed window, uPVC double glazed French doors opening onto the rear garden, two radiators.

KITCHEN

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

Fitted with a range of walnut wall, base and drawer units with matching worktops and splashback tiling, inset sink and drainer with mixer tap, four ring gas hob with electric oven and illuminating extractor, plumbing for washing machine and dishwasher.

FIRST FLOOR: LANDING

Access to loft.

BEDROOM 1

10'5 x 9'10 (3.18m x 3.00m)

uPVC double glazed window, radiator.

EN SUITE SHOWER ROOM/WC

Fitted with a white and chrome suite comprising: corner shower

cubicle with wall mounted thermostatic shower, pedestal wash hand basin, low level WC.

BEDROOM 2

14'8 x 9'8 (4.47m x 2.95m)

uPVC double glazed window to front, radiator.

BEDROOM 3

10'8 x 6'10 (3.25m x 2.08m)

uPVC double glazed window to rear, radiator.

FAMILY BATHROOM/WC

Fitted with a white and chrome suite comprising: panelled bath with shower over, pedestal wash hand basin, low level WC, radiator, uPVC double glazed window.

EXTERNALLY

The enclosed rear garden is mainly laid to lawn with a paved patio area and timber shed. The easily maintained front provides off street parking for two cars.

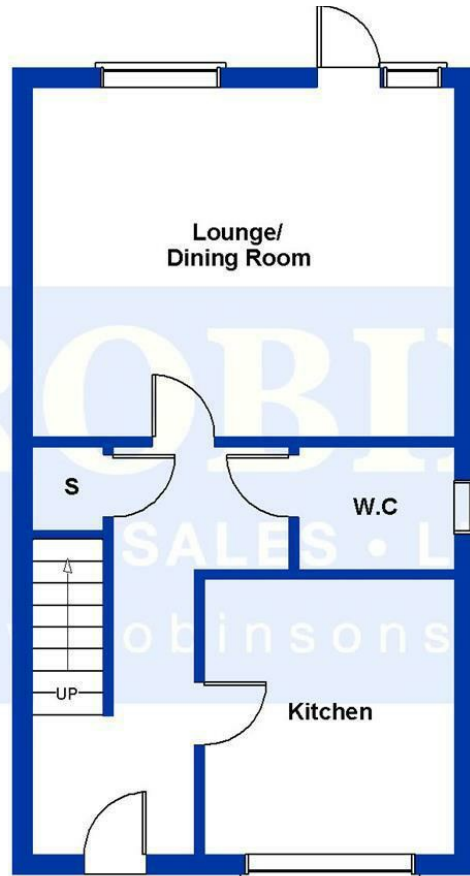
NB

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.

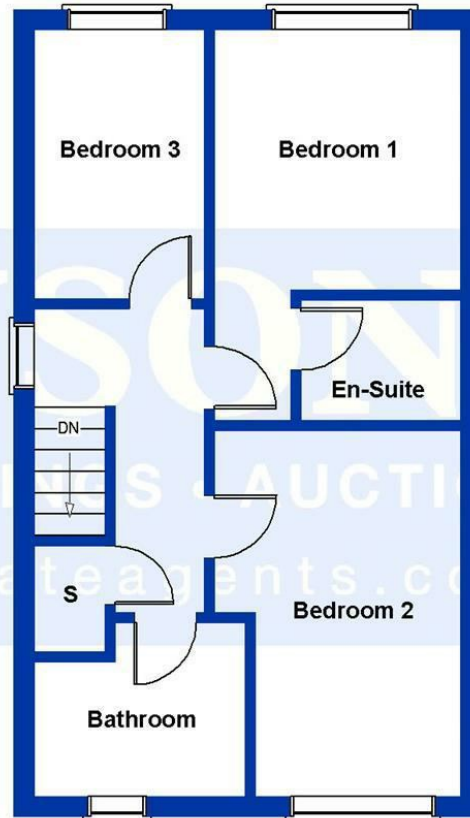
TENURE

We are led to believe that this property is FREEHOLD. This will be confirmed with solicitors once a sale has been agreed.





GROUND FLOOR



FIRST FLOOR

SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY
The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans
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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.



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

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