



PUBLIC NOTICE - Smith & Friends Estate Agents are now in receipt of an offer for the sum of £65,000 for 13 Willow Walk Hartlepool TS24 8LJ. Anyone wishing to place an offer on the property should contact Smith & Friends, 106 York Road Hartlepool TS26 89DE 01429 891100 prior to exchange of contracts

***** NO CHAIN INVOLVED ***** A deceptively spacious THREE BEDROOM terraced property overlooking a pedestrian green to the front and offering useful off street parking. The home would make an ideal purchase for a first time buyer or possible investment opportunity. The accommodation is warmed by gas central heating, features uPVC double glazing, whilst in brief the layout comprises: entrance vestibule through to a generous lounge/dining room, the kitchen links to the rear hall with a turned staircase to the first floor, ground floor WC and utility area. To the first floor are three good size bedrooms and the bathroom which incorporates a three piece suite. Externally is a lawned front garden and part paved rear garden which offers potential for off street parking. Willow Walk is located off Challoner Road, close to Raby Road and within close proximity of both amenities and schools. EPC Rating: D

Willow Walk, Hartlepool, TS24 8LJ

3 Bed - House - Mid Terrace

£60,000

EPC Rating: D

Council Tax Band: A

Tenure: Freehold



GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via uPVC double glazed entrance door, internal door to lounge.



LOUNGE/DINING ROOM

11'4 x 21' (3.45m x 6.40m)

A generous lounge/diner with two uPVC double glazed windows to the front aspect, dado rail, two double radiators, access to:

KITCHEN

11'10 x 7'6 (3.61m x 2.29m)

Fitted with a range of units to base and wall level with brushed stainless steel handles and contrasting work surfaces incorporating an inset single drainer stainless steel sink unit with dual taps, space for free standing appliances, uPVC double glazed window to the rear aspect, double radiator.

INNER HALL

Turned staircase to the first floor with under stairs storage area, double radiator, door to the rear, access to utility area and WC.



GROUND FLOOR WC

Fitted with a two piece suite comprising: wall mounted wash hand basin with mixer tap, wall mounted WC.

UTILITY AREA

5'8 x 5'9 (1.73m x 1.75m)

Gas central heating boiler, window to the rear aspect.



FIRST FLOOR

LANDING

Accessed via turned staircase, walk-in shelved storage cupboard with hatch to loft space, additional storage cupboard, access to bedrooms and bathroom.

BEDROOM ONE

11'10 x 10'7 (3.61m x 3.23m)

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



BEDROOM TWO

11'9 x 10'6 (3.58m x 3.20m)

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



BEDROOM THREE

7'9 x 10'1 (2.36m x 3.07m)

Laminate flooring, uPVC double glazed window to the front aspect, single radiator.

BATHROOM/WC

5'6 x 6'10 (1.68m x 2.08m)

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



EXTERNALLY

To the front of the property is a lawned garden, whilst to the rear is a part paved garden which offers potential for off street parking.

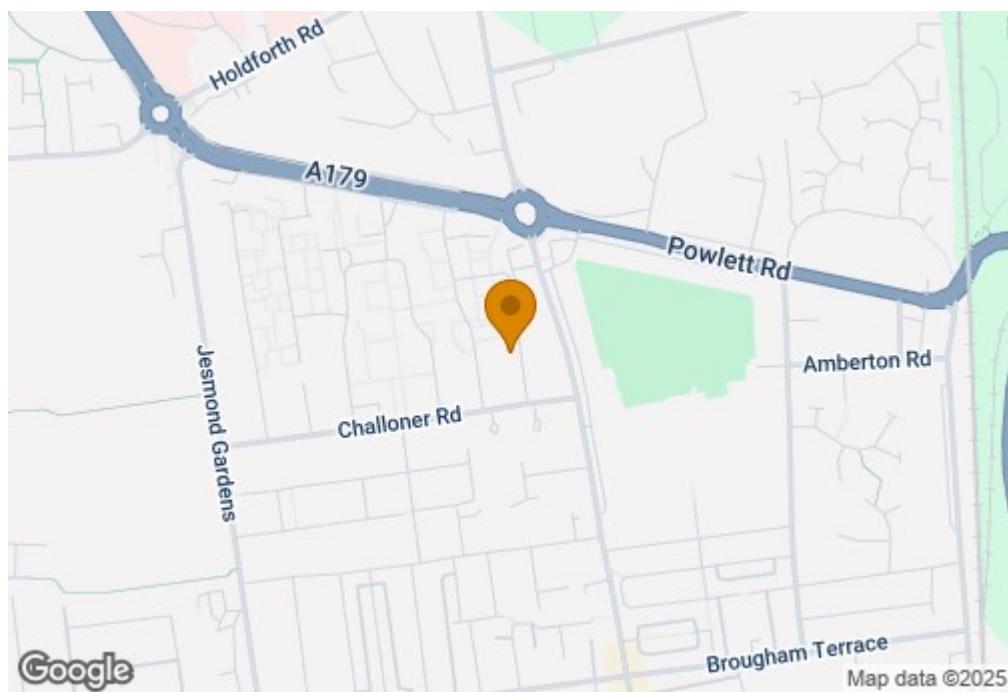


NB 1

All services/appliances have not and will not be tested.

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.





Approximate total area⁽¹⁾

918 ft²
85.3 m²

Reduced headroom
11 ft²
1 m²



(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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. 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		66
(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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