



A spacious and well proportioned THREE BEDROOM mid terraced property offering upgraded accommodation.

The home would make an ideal purchase for a first time buyer or family and features a modern kitchen and bathroom. The accommodation further benefits from landscaped, low maintenance gardens, uPVC double glazing and gas central heating. The internal layout comprises: entrance porch, generous dual aspect family lounge, open plan kitchen/dining room, the kitchen area incorporating units to base and wall level, whilst providing further access to a useful utility room. To the first floor are three bedrooms and the bathroom which incorporates a three piece white suite with free standing bath. Externally, the front garden and enclosed rear 'courtyard' style garden should prove to be low maintenance. Conway Walk is located in the popular Throston area of Hartlepool, with easy access to the property via Pembroke Grove via Throston Grange Lane. Parking is located close to the property alongside a pedestrian green ideal for families with children.

**Conway Walk, Hartlepool, TS26 0TH**

**3 Bed - House - Mid Terrace**

**£115,000**

**EPC Rating: C**

**Council Tax Band: A**

**Tenure: Freehold**



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# Conway Walk, Hartlepool, TS26 0TH



## GROUND FLOOR

### ENTRANCE PORCH

**6'5 x 4'4 (1.96m x 1.32m)**

Accessed via uPVC double glazed entrance door, uPVC double glazed windows, attractive oak flooring, 'barn' style door into the open plan kitchen/dining room.

### DUAL ASPECT LOUNGE

**18'2 x 10'3 (5.54m x 3.12m)**

A good size dual aspect lounge with large uPVC double glazed window to the front aspect, uPVC double glazed French doors to the rear, modern feature fire surround, coving to ceiling, television point, single radiator.

### OPEN PLAN KITCHEN/DINING ROOM

**18'3 x 13'2 (5.56m x 4.01m)**

### DINING/SITTING AREA

Attractive 'oak' style flooring, uPVC double glazed window to the front aspect, stairs to the first floor.

### KITCHEN AREA

Fitted with an attractive range of units with contrasting 'marble' effect work surfaces incorporating an inset one and a half bowl single drainer ceramic sink unit with mixer tap, built-in double oven with separate five ring gas hob and extractor hood over, three drawer unit below hob, tiled flooring, uPVC double glazed window to the rear aspect, double radiator, access to utility room.

### UTILITY ROOM

**13'7 x 5'3 (4.14m x 1.60m)**

Fitted worktop, space for free standing appliances, uPVC double glazed patio doors to the rear 'courtyard' style garden, large cloaks cupboard.

## FIRST FLOOR

### LANDING

Fitted carpet, uPVC double glazed window to the rear aspect, hatch to loft space.

### BEDROOM ONE

**12'4 x 10'1 (3.76m x 3.07m)**

uPVC double glazed window to the front aspect, fitted carpet, built-in storage cupboard.

### BEDROOM TWO

**10'5 x 10'1 (3.18m x 3.07m)**

uPVC double glazed window to the front aspect, fitted carpet, built-in storage cupboard with gas central heating boiler.

### BEDROOM THREE

**8' x 7'5 (2.44m x 2.26m)**

Fitted wardrobes with bed recess and overhead storage space, uPVC double glazed window to the rear aspect, fitted carpet.



## Conway Walk, Hartlepool, TS26 0TH



### FAMILY BATHROOM/WC

7'2 x 5'6 (2.18m x 1.68m)

Fitted with a beautiful three piece suite comprising: free standing 'roll-top' style bath with pillar mixer tap and shower attachment over, wash hand basin with mixer tap over, close coupled WC, attractive tiling to splashback, uPVC double glazed window to the rear aspect, 'column' style radiator.

### EXTERNALLY

The property features a landscaped front garden, with lawn and 'Indian sandstone' style paving, fenced boundaries, brick boundary wall to the front with custom wrought iron gate. The enclosed rear 'courtyard' style garden features gated access and has been paved to be low maintenance.

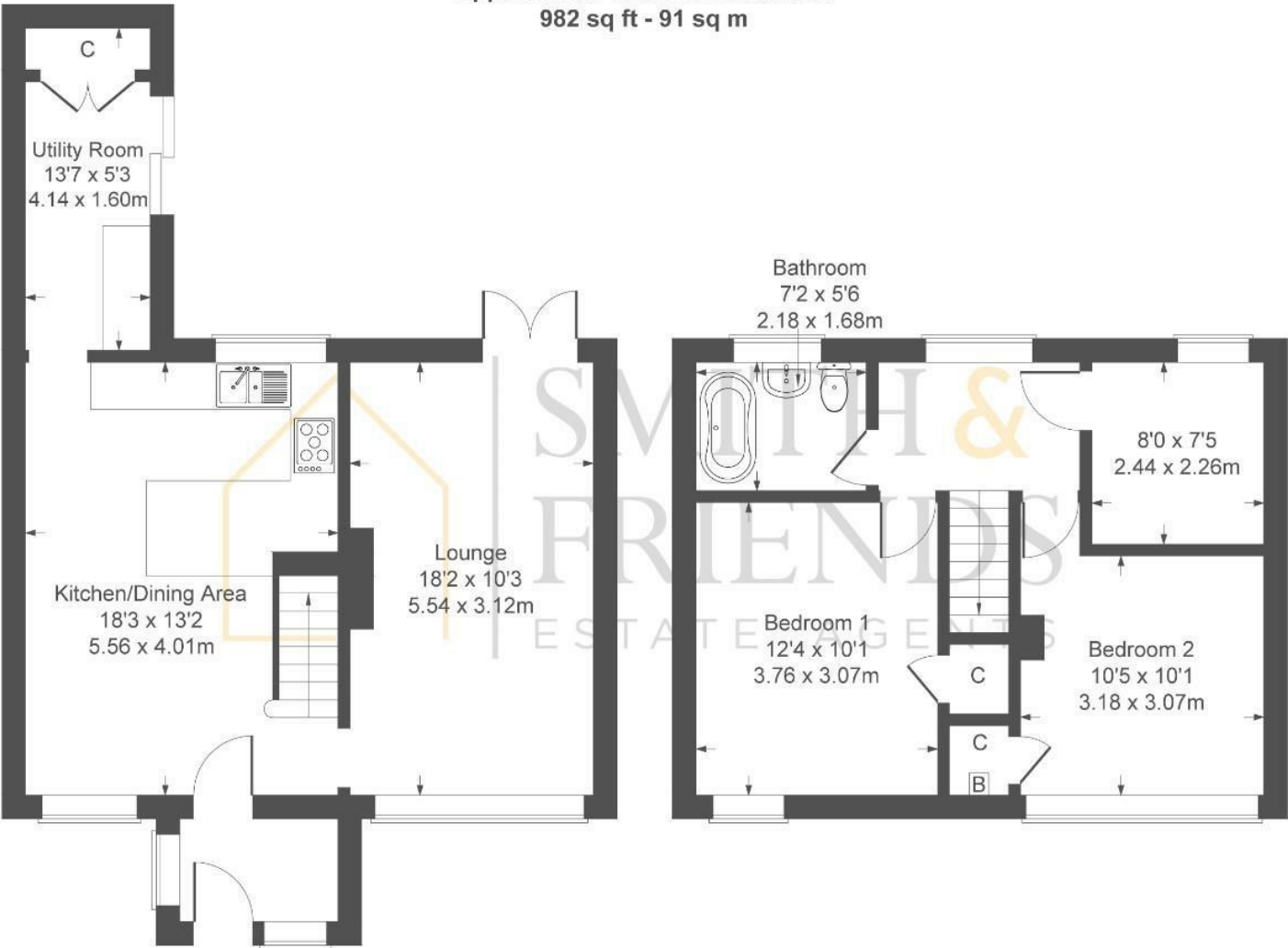
### NB

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.



# Conway Walk

Approximate Gross Internal Area  
982 sq ft - 91 sq m



Not to Scale. Produced by The Plan Portal 2023  
For Illustrative Purposes Only.

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		
(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	71	84
EU Directive 2002/91/EC		