



\*\*\* NO CHAIN INVOLVED \*\*\* VACANT POSSESSION ASSURED \*\*\* SOLD AS SEEN \*\*\* A one bedroom first floor apartment which would make an ideal purchase for those looking to downsize or a possible investment opportunity. The apartment is situated in a popular part of the Marina, comes with allocated parking and secure telecom entry. The accommodation is warmed by gas central heating, features uPVC double glazing and includes a burglar alarm system. The full layout comprises: communal entrance, entrance hall, good size lounge with French doors to the balcony, separate kitchen with integrated appliances, generous bedroom with built-in wardrobes and the bathroom which incorporates a four piece suite. Sandpiper House is located within a short stroll of amenities and transport links.

**Sandpiper House, Hartlepool, TS24 0WH**

**1 Bed - Apartment**

**£75,000**

**EPC Rating: C**

**Council Tax Band: B**

**Tenure: Leasehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

# Sandpiper House, Hartlepool, TS24 0WH



## COMMUNAL ENTRANCE

Accessed via telecom entry system, stairs to the apartment.

## PRIVATE ENTRANCE HALL

Secure entrance door, modern laminate flooring, telecom entry phone, double radiator with cover included.

## GENEROUS LOUNGE

14'3 x 10'9 (4.34m x 3.28m)

A good size lounge with uPVC double glazed French doors opening to the balcony with matching side screens, television point, convector radiator, access to:

## SEPARATE KITCHEN

6'9 x 10'8 (2.06m x 3.25m)

Fitted with a range of units to base and wall level with contrasting work surfaces in an 'L' shaped layout incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in electric oven with matching microwave above, separate four ring gas hob with extractor hood over, all finished in brushed stainless steel, tiling to splashback, integrated fridge/freezer, washing machine and dishwasher, laminate flooring, inset spotlighting to ceiling, uPVC double glazed window, convector radiator.

## BEDROOM

9'1 x 10'9 (2.77m x 3.28m)

A good size bedroom with built-in wardrobes, uPVC double glazed window, convector radiator.

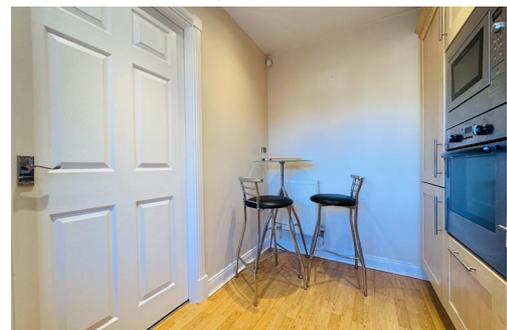
## BATHROOM/WC

6'3 x 8'1 (1.91m x 2.46m)

Fitted with a four piece suite comprising: panelled bath with dual taps, separate shower, pedestal wash hand basin with dual taps, low level WC, tiling to walls, vinyl flooring, built-in storage cupboard housing Worcester gas central heating boiler, uPVC double glazed window, extractor fan, convector radiator.

## EXTERNALLY

The property benefits from a pleasant balcony, allocated parking space and visitors parking close by.

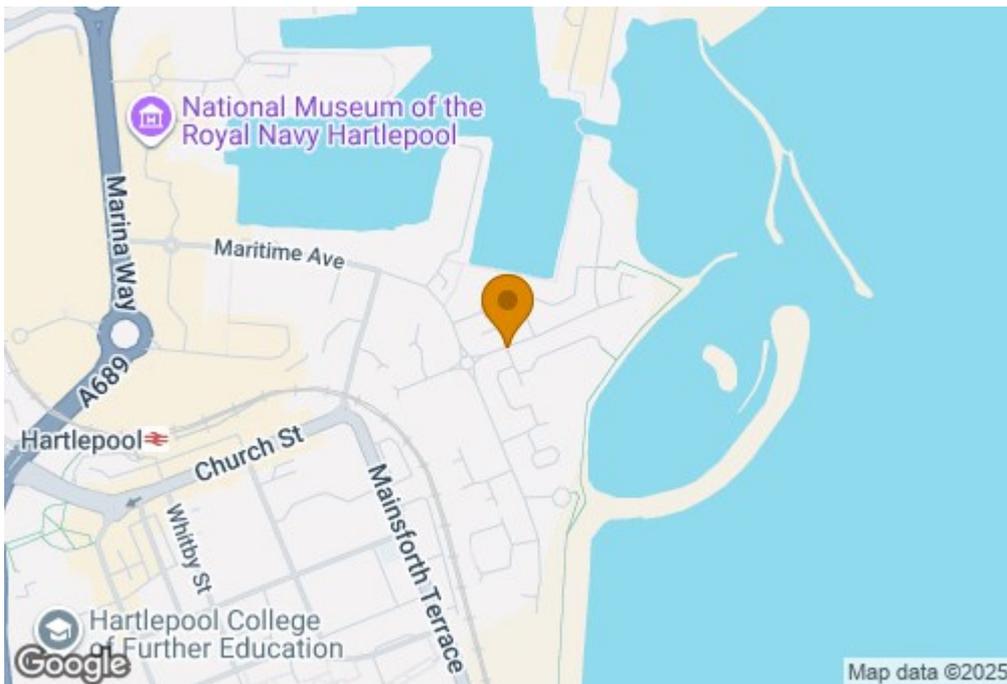


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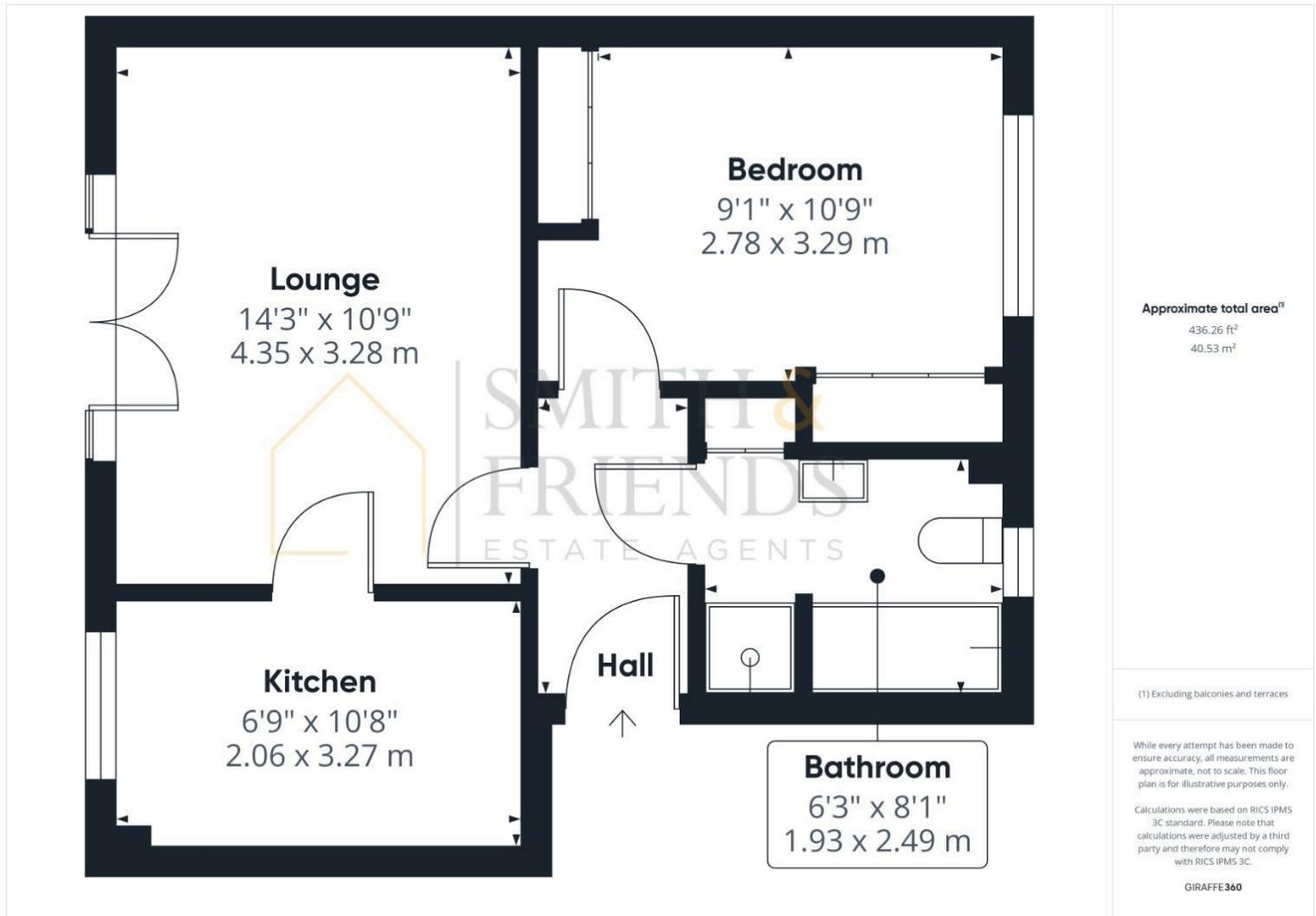
**NB 1**  
The property is of leasehold tenure and has a yearly maintenance charge.

**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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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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.

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