



Spearman Walk, Hartlepool TS27 3PB

welcome to

Spearman Walk, Hartlepool

Desirably located in Clavering is this wonderful, three bedroomed, family home with pedestrianised front on Spearman Walk. Wonderfully maintained and cared for.

Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

Entrance Porch

Entered via UPVC double glazed door into the entrance porch, UPVC double glazed windows to sides and front, wooden single glazed door leading into entrance hall, vinyl flooring.

Entrance Hallway

Stairs to first floor, understairs storage cupboard, radiator, door leading into kitchen and lounge.

Lounge

13' Max x 13' 6" Max (3.96m Max x 4.11m Max)
UPVC double glazed window to front, radiator, TV point, coal effect electric fire with decorative wood surround and marble hearth, double internal doors leading to dining room, coved cornicing.

Kitchen

8' 11" Excluding door recess x 8' 3" (2.72m Excluding door recess x 2.51m)
UPVC double glazed window to rear, tiled floor, understairs storage cupboard fitted with shelving as a pantry with fridge underneath, range of cream country kitchen style wall and base units with complimentary working surfaces, tiled splashback, inset electric oven, four ring electric hob, inset 1 1/2 bow sink/ drainer with swan neck mixer tap, under counter recess for undercounter fridge, plumbing and recess for undercounter washing machine, wooden single glazed door leading to porch at the rear, door leading into the dining room.

Dining Room

10' 5" x 8' 11" (3.17m x 2.72m)
UPVC double glazed window to the rear, radiator.

Rear Porch

UPVC double glazed windows to the rear, front and side.

Landing

UPVC double glazed window to side, built in storage cupboard, loft hatch access, the boiler is in the loft, loft is part boarded.

Bedroom 1

10' 11" Max x 11' 8" Max (3.33m Max x 3.56m Max)
UPVC double glazed window to front, radiator, 2 door built in wardrobes.

Bedroom 2

8' 11" x 12' 5" Max (2.72m x 3.78m Max)
UPVC double glazed window to rear, radiator, 2 door built in storage cupboards.

Bedroom 3

8' 9" Max x 8' 1" Max (2.67m Max x 2.46m Max)
UPVC double glazed window to front, radiator, part restricted floor space due to bulk head, built in storage above the bulk head.

Family Bathroom

Tiled walls, two UPVC double glazed windows one to rear one to side, wetroom flooring, low level low flush WC, pedestal wash hand basin, clad ceiling, spotlights to ceiling, shower cubicle with rainfall shower head and hand held attachment, seat in the shower area.

Rear Garden

Wall and fence enclosed, UPVC double glazed door to rear, two brick built storage areas both with UPVC





doors and one with a UPVC window, low maintenance with patio areas and stone bed feature sections, side gate that leads via a wooden gate to the front of the property.

Front Of Property

Wall enclosed with a wrought iron gate, tiered with steps down to front door, two shaped lawned areas with planted borders and patio area, parking is on street to the front.



view this property online mannersandharrison.co.uk/Property/HAR119257



welcome to

Spearman Walk, Hartlepool

- 2 RECEPTION ROOMS
- 3 BEDROOMS
- REAR GARDEN
- ON STREET PARKING
- NO CHAIN

Tenure: Freehold EPC Rating: C
Council Tax Band: A

£115,000



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

view this property online mannersandharrison.co.uk/Property/HAR119257



Property Ref:
HAR119257 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Manners & Harrison is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


manners & harrison



01429 261351



Hartlepool@mannersandharrison.co.uk



Shrewsbury House 129 York Road,
HARTLEPOOL, Durham, TS26 9DW



mannersandharrison.co.uk