



Holbrook Estate Agents are pleased to offer for sale this immaculate, fully renovated, well-located property on Walpole Road. Situated in a quiet cul-de-sac, offering comfortable living in a sought-after residential area of Hartlepool. Ideal for first-time buyers, families, or investors, the home benefits from good local amenities and excellent transport links. Situated in a quiet residential street.

The property has been fully renovated throughout with, new kitchen and

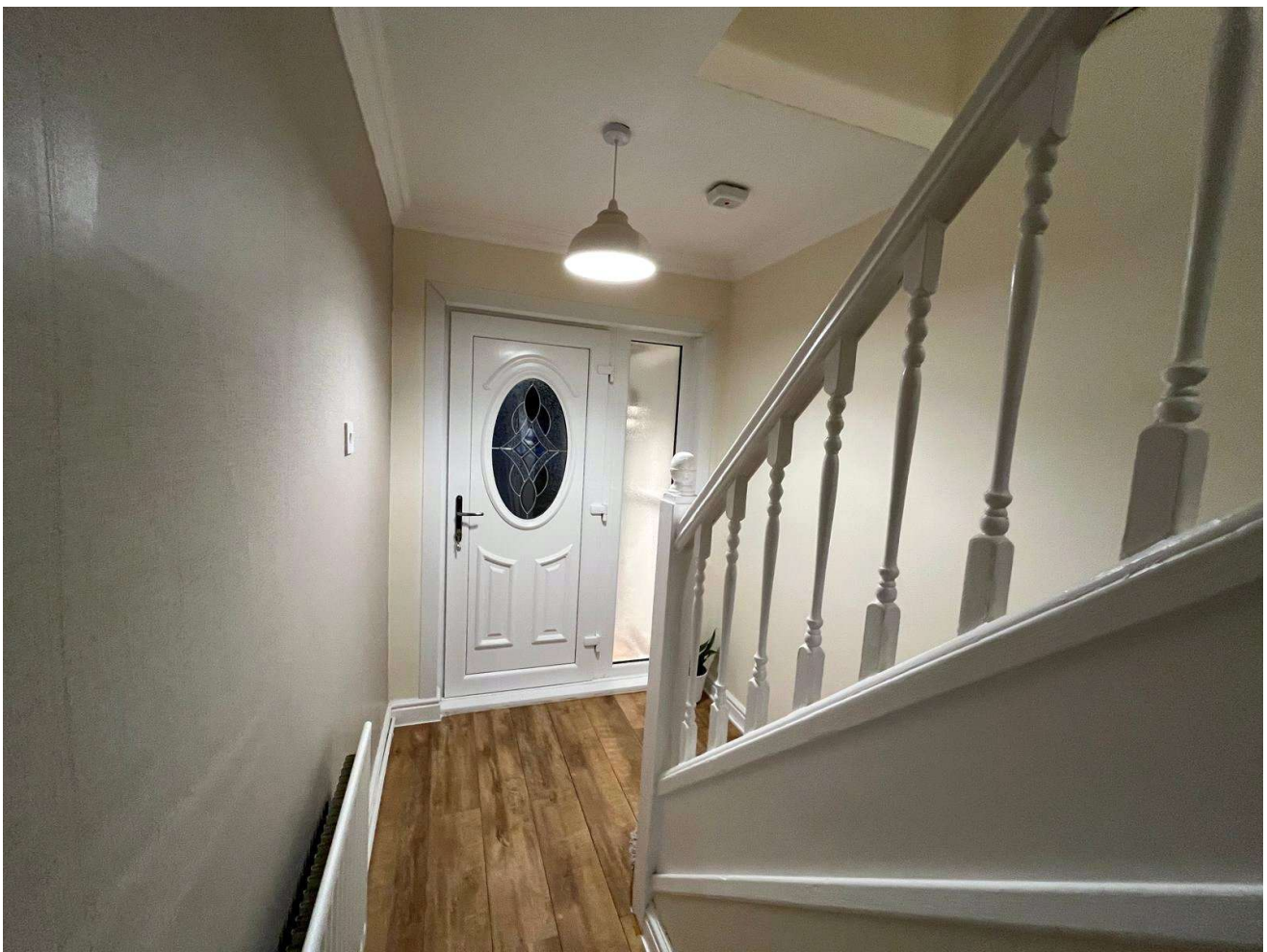
Walpole Road

Hartlepool, Teeside, TS25

Asking Price:

£125,000

EPC Rating: D

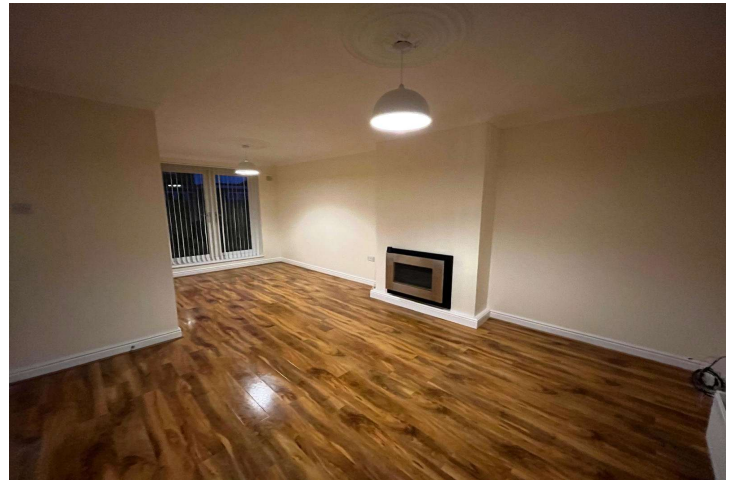


Location:

Walpole Road is in the TS25 4LJ postcode area in Hartlepool. It's a residential street (mostly terraced and semi-detached housing).

Within a few minutes' walk or short drive of Walpole Road you'll find a variety of local services and shops including: Convenience & grocery stores, These amenities are mainly concentrated along Catcote Road, just a short walk from Walpole Road.

There are multiple schools within walking distance and short bus rides, including primary and secondary options.



Directions:

Start in Hartlepool town centre (e.g., near Victoria Road / Town Hall area). Follow signs southwest toward Oxford Road / Catcote Road. Take Oxford Road out of the centre heading toward the Rifthouse area. Continue on Oxford Road and turn onto Masefield Road. Turn onto Walpole Road. It's a short drive — roughly 2.5 km to 3 km in total from the central area to Walpole Road.



Ground Floor

Porch:

For additional information and full photo gallery please visit www.holbrookandco.co.uk



1.46 x 1.06

Double-glazed door and side panel, full height double-glazed window, Tiled floor.

Entrance Hall:

Double-glazed entrance door to hall, open plan stairs, under stair storage cupboard, laminate flooring, radiator.

Living Room / Dining Room:

6.36 x 3.74

Large open plan living and dining room. Bow window to front, French door to rear, feature fire breast with inset gas fire, laminate flooring throughout, 2 radiators.



Kitchen:

2.81 x 2.59

Newly fitted with full range of base and wall units, electric oven, electric hob, extractor, integrated fridge, 1.5 bowl stainless steel sink, vinyl flooring, door and window to the utility.

Utility Room:

2.81 x 2.29

Double-glazed door and window leading to rear garden, boiler, plumbed for washing machine, chrome ladder radiator, vinyl flooring.



Shower Room:

1.82 x 1.37

Double-glazed window, curved shower cubicle with electric shower, w/c, corner hand basin with vanity unit, fully tiled, vinyl flooring, ladder towel warmer.

First Floor:

Landing with loft entrance.

Master Bedroom:

3.91 x 3.04

2 Double-glazed windows, radiator, carpet.

Bedroom 2:

3.29 x 3.15

Double-glazed window, storage cupboard, radiator, carpet.

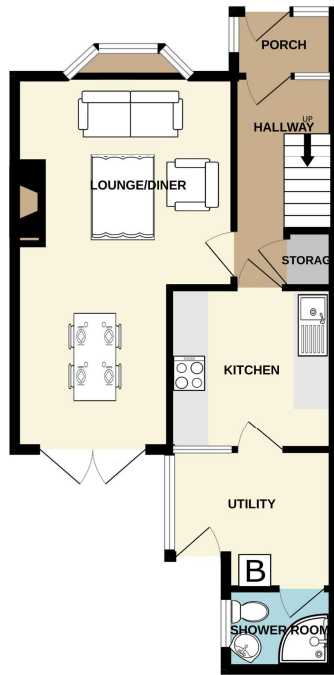
Bedroom 3:

2.90 x 2.15

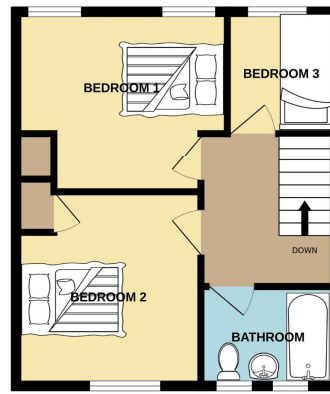
Double-glazed window, Built-in bulkhead single bed, radiator, carpet.



GROUND FLOOR
492 sq.ft. (45.7 sq.m.) approx.



1ST FLOOR
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 868 sq.ft. (80.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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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