



Burwell Walk, Fens, TS25 2JF
3 Bed - House - Semi-Detached
Offers In Excess Of £160,000

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**** BUILDING PLOT/SIDE EXTENSION POSSIBILITIES **** An extended three bedroom semi detached house which is offered for sale with NO UPPER CHAIN. The home occupies a generous sized plot which lends itself to a number of possible uses which could include further extension potential to the main home, plus could also offer the possibility to accommodate a separate dwelling, subject to the usual consents. If a prospective buyer decides to keep it as a large garden it offers plenty of space for the children to play. The home itself is in need of modernisation which is ideal for a buyer to put their 'own stamp' on their ideal home. It has gas central heating via a replacement combination boiler, most of the windows are double glazed and has cavity wall insulation. The floor plan briefly comprises: entrance porch, entrance vestibule with staircase to first floor, spacious through lounge/dining room, second smaller reception room which would make an ideal study/playroom, plus a kitchen/breakfast room which has fitted units having solid oak doors and includes a built-in oven, hob and extractor. To the first floor are three bedrooms and a modern wet room/WC. Externally, to the front of the property is a large driveway which provides off street car parking for four cars approximately and leads to the detached double garage. To the rear of the property is a huge lawned garden which enjoys a high degree of privacy and has a southerly aspect. Burwell Walk is a small cul de sac which can be found in the highly regarded Fens area in Hartlepool. Internal viewing is a must to fully appreciate the potential that this home offers.



GROUND FLOOR

ENTRANCE PORCH

uPVC double glazed entrance door, door to:

ENTRANCE VESTIBULE

Staircase to first floor.

'L' SHAPED LOUNGE/DINING ROOM

24' x 13'4 plus 7'10 x 4'5 overall (7.32m x 4.06m plus 2.39m x 1.35m overall)

'Traditional' style fire surround with marble hearth and upstand area, inset living flame gas fire, double glazed patio door to rear garden, under stairs storage cupboard.

SECOND RECEPTION ROOM (front)

9'6 x 10'6 overall (2.90m x 3.20m overall)

KITCHEN/BREAKFAST ROOM

13'2 x 10'4 overall (4.01m x 3.15m overall)

Fitted with a range of base, wall and drawer units having solid oak doors, 'marble' effect working surfaces incorporating inset single drainer stainless steel sink unit with mixer tap, built-in four ring gas hob, built-in electric oven below, canopy housing illuminated extractor fan above, space for appliances, plumbing for automatic washing machine, fitted breakfast bar with radiator below, tiling to splashback, built-in storage cupboard, wall mounted Baxi gas combination boiler, hardwood door to side access.

FIRST FLOOR

LANDING

Hatch to loft space.

BEDROOM 1 (front)

12'4 x 9'10 overall (3.76m x 3.00m overall)

Built-in storage cupboard.

BEDROOM 2 (rear)

11'4 x 9'11 overall (3.45m x 3.02m overall)

BEDROOM 3 (front)

7'9 x 6'6 max dimensions (2.36m x 1.98m max dimensions)

MODERN WET ROOM/WC

8'4 x 6'4 overall (2.54m x 1.93m overall)

Shower area with centre drain with non-slip flooring, Mira electric shower fitting, pedestal wash hand basin, close coupled WC, PVC panelling to walls, extractor fan.

OUTSIDE

To the side of the property is a large driveway which provides off street car parking for approximately four cars, this leads to a detached garage, double opening doors lead to a covered in side area which in turn leads to the rear garden. This area has the potential to offer a building plot/further extension potential, subject to the usual consents. The huge rear garden is laid mainly to lawn and enjoys a high degree of privacy and has a southerly aspect.

DOUBLE GARAGE

19'2 x 7'2 overall (5.84m x 2.18m overall)

Needing attention, with double width up and over door.

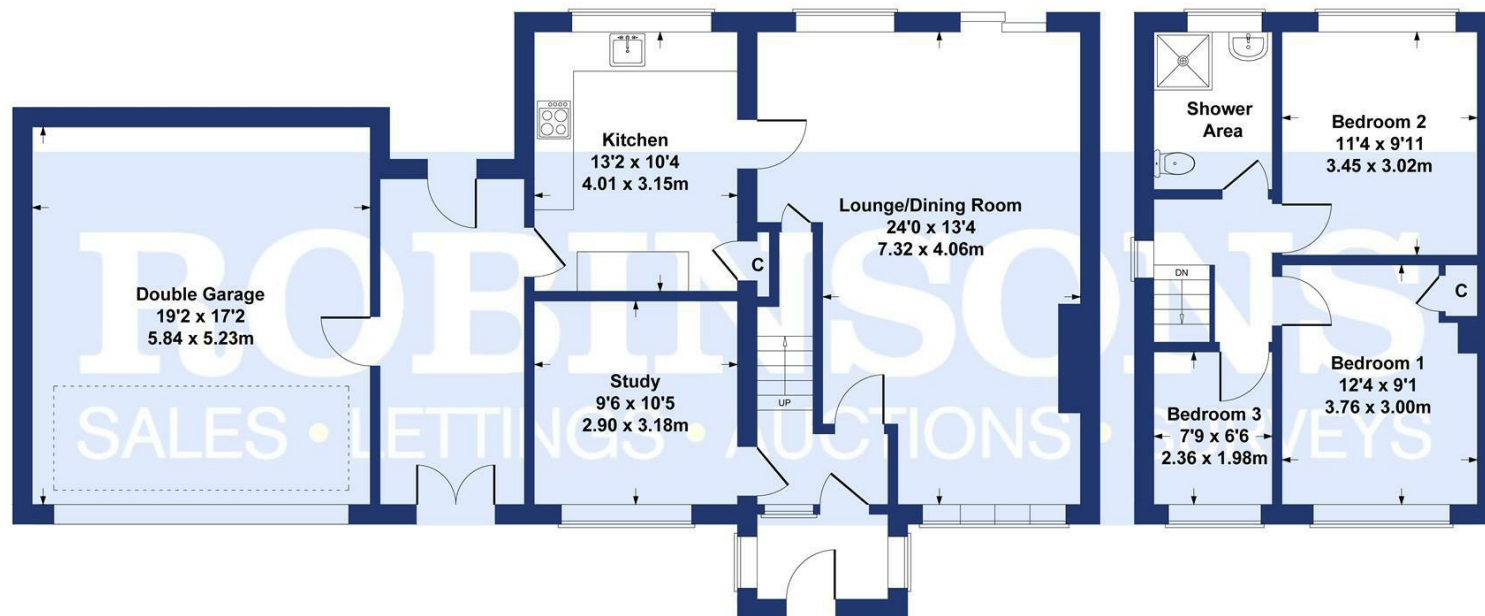






Burwell Walk Hartlepool

Approximate Gross Internal Area
1559 sq ft - 145 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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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. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Target	Very environmentally friendly - lower CO ₂ emissions	Current	Target
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(43-54) E			(43-54) E		
(31-42) F			(31-42) F		
(13-30) G			(13-30) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	