



**Garrick Grove, Hartlepool, TS25 4JE**

**welcome to**

## **Garrick Grove, Hartlepool**

A well-presented end-of-terrace home that has been well maintained and offers deceptively spacious living accommodation throughout.

### **Entrance Hallway**

Composite door to front, under stairs storage cupboard.

### **Lounge**

21' 5" (max) x 10' 5" (max) ( 6.53m (max) x 3.17m (max) )  
Fireplace with gas fire remote controlled, double phone socket, window to front, window to rear, window to side, two radiators, coved cornicing.

### **Kitchen**

7' 8" x 8' 5" ( 2.34m x 2.57m )

Wall and base units with complimentary working surfaces and coordinating splashback tiling, built in oven, hob, hood, recess and plumbing for washing machine, stainless steel sink and drainer unit with mixer tap, additional pantry for storage, door to rear, window to rear.

### **Landing**

Loft.

### **Bedroom 1**

16' 8" (max) x 9' 7" (max) ( 5.08m (max) x 2.92m (max) )

Two windows to front, window to side, radiator, built in cupboard.

### **Bedroom 2**

11' x 10' 1" (including wardrobes) ( 3.35m x 3.07m (including wardrobes) )

Window to rear, fitted wardrobes, radiator.

### **Bathroom**

Shower cubicle, pedestal wash hand basin, low level low flush WC,





### **Front Garden**

Lawn and planted borders.

### **Rear Garden**

low maintenance, pebbled and patio.

### **Outbuilding**

Extra storage available.



***view this property online*** [mannersandharrison.co.uk/Property/HAR120322](https://mannersandharrison.co.uk/Property/HAR120322)



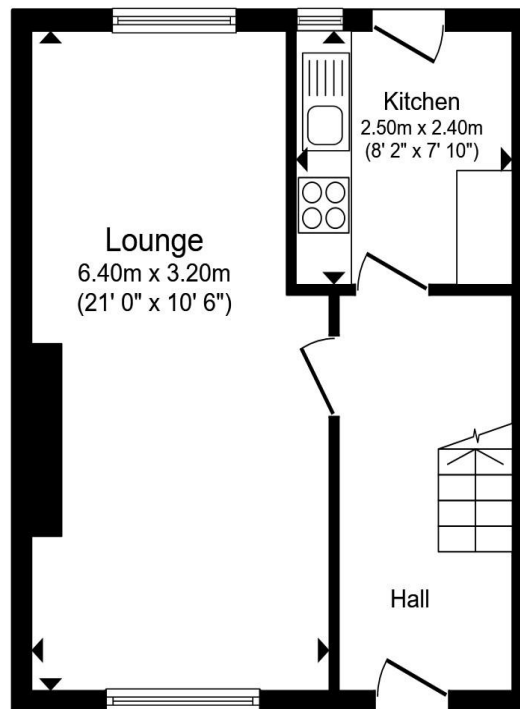
welcome to

## Garrick Grove, Hartlepool

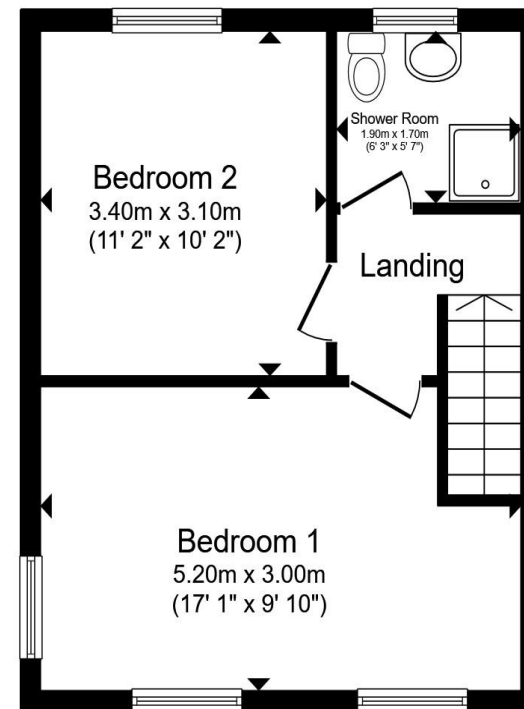
- IDEAL FOR A RANGE OF BUYERS
- CLOSE TO LOCAL AMENITIES
- TWO BEDROOMS
- FRONT&REAR GARDENS
- OUTBUILDING FOR ADDITIONAL STORAGE

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

**£95,000**



**Ground Floor**



**First Floor**

Total floor area 67.6 m<sup>2</sup> (728 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



**view this property online** [mannersandharrison.co.uk/Property/HAR120322](http://mannersandharrison.co.uk/Property/HAR120322)



Property Ref:  
HAR120322 - 0004

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](mailto:Hartlepool@mannersandharrison.co.uk)



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



[mannersandharrison.co.uk](http://mannersandharrison.co.uk)