



**Wansbeck Gardens, Hartlepool, TS26 9JH**

## welcome to

### Wansbeck Gardens, Hartlepool

Nestled in a highly sought-after residential area renowned for its excellent schools, this charming three-bedroomed terraced home offers the perfect blend of modern living and traditional character.

#### Entrance Vestibule

Entered via composite double glazed door, coved cornicing, dado rail, door leading into entrance hallway.

#### Entrance Hallway

Stairs to first floor, coved cornicing, dado rail, door leading to lounge, door leading to kitchen, radiator, understair storage cupboard, laminate flooring.

#### Lounge

UPVC double glazed bay window to front, coal effect open gas fire with decorative tiled surround and marble hearth, ceiling rose, coved cornicing, 3/4 dado rail, radiator, archway leading into reception room 2.

#### Reception Room 2

UPVC double glazed french doors to rear, radiator, coved cornicing, ceiling rose, 3/4 picture rail.

#### Reception Room 3 / Dining Room

2 UPVC double glazed windows to side, radiator, laminate flooring, coved cornicing, ceiling rose, double wooden and glass doors leading into kitchen.

#### Kitchen

UPVC double glazed window to side, UPVC double glazed door to rear, laminate flooring, beautiful range of sage green country style kitchen wall and base units with complementing wood chop effect working surfaces, cream tiled splashback, stainless steel sink/drainage with mixer tap, plumbing and recess for washing machine, space for free standing Range style cooker with stainless steel extractor over, pantry style cupboard.

#### Half Landing

Gives access to an ultra modern family bathroom.

#### Family Bathroom

UPVC double glazed window to rear, laminate flooring, "P" shaped bath with mixer tap and hand held shower attachment, concealed cistern low level low flush WC, wash hand basin on a vanity unit, chrome heated towel rail, built in storage housing a wall mounted Baxi combination boiler, green subway tiles on part of the walls, bathroom wall boarded walls on the other part, cladded ceiling, spotlights to ceiling.

#### First Floor Landing

Radiator, dado rail, built in storage cupboard, doors leading to all principle rooms.

#### Bedroom 1

UPVC double glazed window to front, radiator, built in storage, feature open fire with wood surround and tiled hearth.

#### Bedroom 2

UPVC double glazed window to rear, radiator, feature open fire with wood surround and tiled hearth.

#### Bedroom 3

UPVC double glazed window to front, radiator.





## Externally

### Front

Front palisade, wall enclosed with some planting.

### Rear Garden

Separated by a fence into two zones, paved patio area, wood built storage, wall and fence enclosed, lawn area, fence divides off to a patio area with a wooden gate to the side that leads to the front of the property, outdoor tap, sunny, west facing.



**view this property online** [mannersandharrison.co.uk/Property/HAR120442](https://mannersandharrison.co.uk/Property/HAR120442)



welcome to

## Wansbeck Gardens, Hartlepool

- CLOSE TO EXCELLENT SCHOOLS
- SOUGHT AFTER LOCATION
- TRADITIONAL CHARM
- ON STREET PARKING
- THREE RECEPTION ROOMS

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

**£130,000**



Total floor area 109.7 m<sup>2</sup> (1,181 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/HAR120442](http://mannersandharrison.co.uk/Property/HAR120442)



Property Ref:  
HAR120442 - 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)