



Park Road, HARTLEPOOL TS26 9LW

welcome to

Park Road, HARTLEPOOL

Available for sale with no onward chain, this charming and characterful six-bedroom semi-detached home is rich in original features while seamlessly combining traditional charm with modern-day family living.

Entrance Hall

Under stairs storage cupboard, staircase to first floor.

Lounge

Bow window to front.

Dining Room

Window to side, window to rear, open fire.

Kitchen

Cream wall and base units with contrasting working surfaces, range style cooker, 1 1/2 sink and drainer unit, integrated microwave, integrated dishwasher, two window to side, storage cupboard.

Utility Room

Ceramic 1 1/2 sink and drainer unit, wall and base units, storage cupboard, window to rear, door to side, radiator.

Downstairs Wc

Low level low flush WC.

Landing Bedroom 2

Bay window to front, wall to wall fitted wardrobes, radiator.

Bedroom 5

Window to rear, radiator, wash hand basin, Worcester boiler.

Bedroom 3

Window to rear, built in wardrobe, radiator.

Bedroom 6

UPVC double glazed window to front.

Bathroom

Bath with mixer tap, storage cupboard, pedestal wash hand basin, low level low flush WC.

Additional Separate Wc Second Floor Landing Bedroom 1

Skylight

Bedroom 4

Skylight,

Shower Room

Shower cubicle, pedestal wash handbasin, low level low flush WC.

Front Garden

Driveway.

Rear Garden

Astro turf, decked area, patio, greenhouse.

Garage Additional Benefits

The property is alarmed with CCTV cameras in operation, also including hard wired smoke detectors.

Agents Notes

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





view this property online mannersandharrison.co.uk/Property/HAR120212



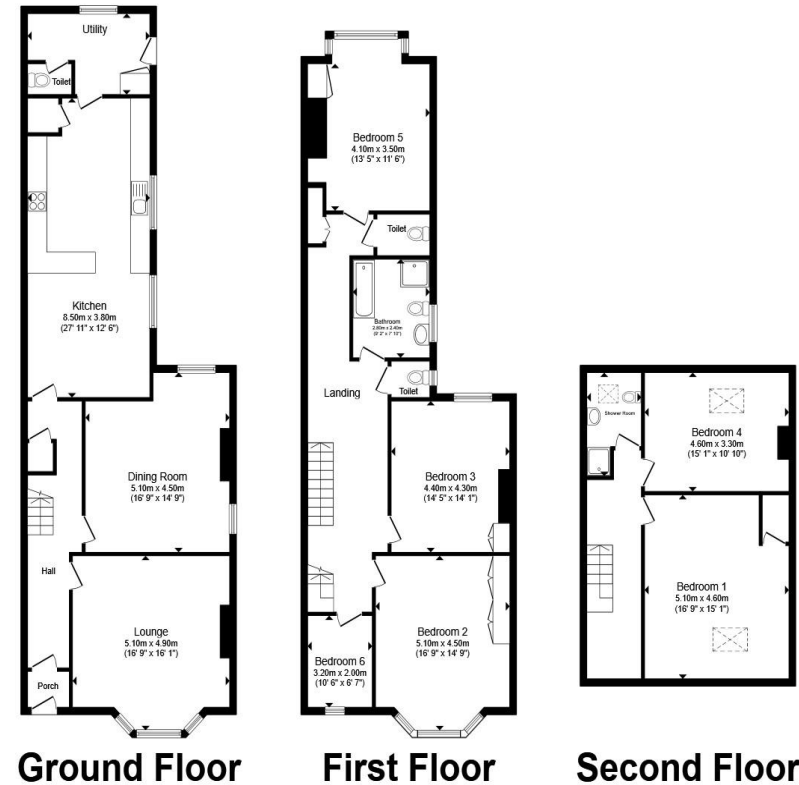
welcome to

Park Road, HARTLEPOOL

- NO ONWARD CHAIN
- DOWNSTAIRS WC
- SIX BEDROOMS
- FRONT&REAR GARDENS
- DRIVEWAY & GARAGE

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

£280,000



Total floor area 249.1 m² (2,681 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


manners
& harrison

view this property online mannersandharrison.co.uk/Property/HAR120212



Property Ref:
HAR120212 - 0009

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