

Awaiting photo

Please check again soon

welcome to

Linnet Road, Hartlepool

- READY TO MOVE INTO
- GARAGE
- DRIVEWAY
- EN SUITE
- MODERN BUILD

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: C

£170,000

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Property Ref:

HAR121079 - 0007

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.

Entrance Porch

UPVC door to front, radiator, hardwood flooring, door into lounge.

Lounge

Double glazed square bay window with radiator beneath, hardwood flooring, ceiling lights, ceiling coving, feature fireplace with electric fire plus tiled hearth and surround, open stairs to the first floor landing, door into open plan kitchen/dining room.

Kitchen / Diner

High gloss range of wall and base units with roll top work surfaces, stainless steel sink and drainer with mixer, 4 ring gas hob with stainless steel extractor fan above, built in oven and grill, space for washing machine, integrated fridge freezer, boiler, double glazed window to rear and side, hardwood flooring, ceiling coving, spotlights, space for dining table, french doors onto rear garden.

First Floor Landing

Airing cupboard.

Bedroom 3

Double glazed window to rear, radiator.

Bedroom 2

Loft access, double glazed window to front, radiator.

Master Bedroom

Built in wardrobes, double glazed window to rear, radiator, TV point, 2 wall lights.

En Suite

3 piece white suite comprising of:- close coupled WC with chrome dual flush, pedestal wash hand basin with chrome mixer, power shower with corner shower unit and sliding doors, wall mounted mirror, part tiled walls, double glazed opaque window to rear, radiator.

Family Bathroom

Refitted, 3 piece white suite, panel bath with mixer tap plus drench style shower over bath, close coupled WC with chrome dual flush, vanity unit wash hand basin with drawer beneath and chrome mixer tap, tiled walls, extractor fan, double glazed opaque window to rear.

Externally

Front

Garden, driveway leading to integral garage.

Rear Garden

Mostly laid to lawn, small patio area, enclosed by fencing, gated access to the front.

Integral Garage

Up and over door.

Agents Note

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.



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