



4 South View

Hart Village, Hartlepool, TS27 3AZ

Offers in the region of £140,000

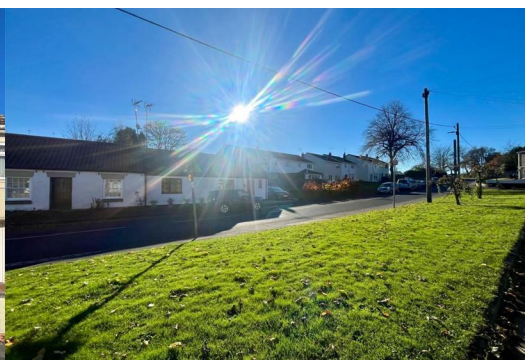


Nestled In The Charming Village Of Hart, Hartlepool, This Semi-Detached House Offers A Fantastic Opportunity For Refurbishment And Enhancement. Boasting An Open Through Lounge/Diner, Three Bedrooms, Family Bathroom & Ground Floor W.C, This Property Is Brimming With Potential.

One Of The Standout Features Of This Home Is The Spacious Utility Room, Perfect For Accommodating Your Laundry Needs And Providing Extra Storage Space. The Delightful Rear Garden Is A Peaceful Retreat, Offering A High Level Of Privacy As It Is Not Overlooked. Imagine Enjoying Sunny Afternoons In This Serene Outdoor Space!

For Those With Grander Visions, This Property Also Presents The Exciting Opportunity To Extend, Allowing You To Tailor The Space To Your Specific Requirements (Subject To Planning Permission). The Sought-After Semi-Rural Location On The Edge Of Hart Village Adds To The Appeal, Providing A Tranquil Setting While Still Being Within Reach Of Local Amenities.

If You Are Looking For A Property With The Scope To Become Your Dream Home, This Semi-Detached House In South View Is A Must-See.



Location

The Pretty Village Of Hart Is A Must To Visit, Be It For A Spot Of Lunch In An Award-Winning Traditional English Pub Or To Discover Another Element Of Hartlepool’s History.

- Hart Primary School - 0.08 miles
- Clavering Primary School - 1.09 miles
- The White Hart Inn Pub & Eatery - 3 Minute Walk
- Hart Village Hall - 2 Minute Walk
- The Raby Arms - 8 Minute Walk
- Sainsburys Local Shop - 4 Minute Drive
- Sea Front & Beach - 6 Minute Drive

Distance Times Estimated Using Google Maps.

Entrance Hallway

Living Room

Dining Area

Kitchen

Utility

Ground Floor W.C

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three

Family Bathroom

Loft Space

Energy Efficiency Rating - D

The Full Energy Efficiency Certificate Is Available On Request.

Property Information

- Tenure: Freehold
- Local Authority: Hartlepool Local Council
- Listed Status: Not Listed
- Conservation Area: No
- Tree Preservation Orders: None
- Tax Band: B
- Services: The Property Is Offered To The Market With All Mains Services And Gas-Fired Central Heating.
- Broadband Delivered To The Property: Cable
- Non-Standard Construction: Believed To Be Of Standard Construction
- Wayleaves, Rights Of Way & Covenants: None Which Our Clients Are Aware Of
- Flooding Issues In The Last 5 Years: None
- Accessibility: Two Storey Dwelling. No Accessibility Modifications
- Cladding: None
- Planning Issues: None Which Our Clients Are Aware Of
- Coastal Erosion: None
- Coal Mining In The Local Area: None

Disclaimer

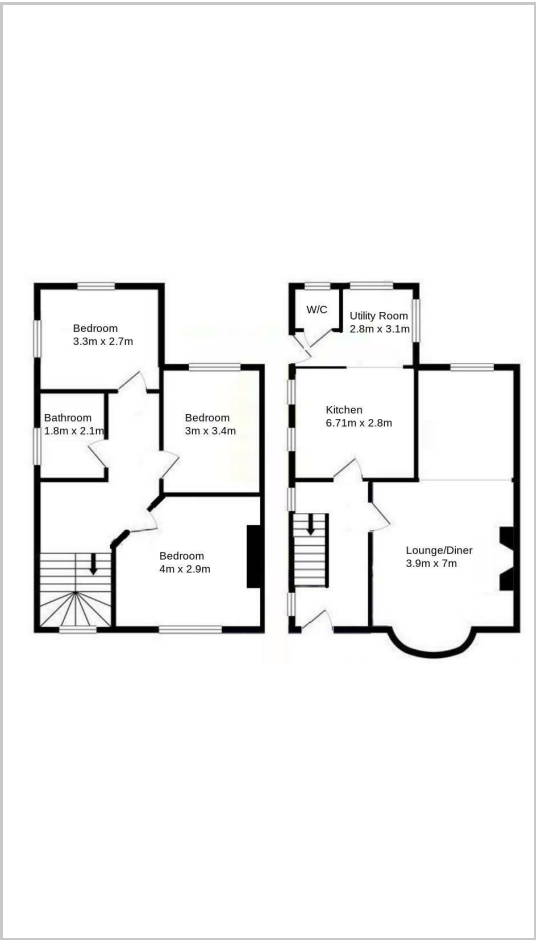
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While We Try To Be As Accurate As Possible With Our Sales Particulars, They Are Only A General Overview Of The Property. If There Is Anything In Particular That Is Important To You, Please Contact The Office And We Will Be Happy To Check The Situation For You, Especially If You Are Considering Traveling A Significant Distance To View The Property. The Measurements Provided Are Only For Guidance, Thus They Must Be Regarded As Inaccurate. Please Be Aware That Harper & Co Have Not Tested Any Of The Services, Appliances, Or Equipment In This Property; As A Result, We Advise Prospective Buyers To Commission Their Own Surveys Or Service Reports Before Submitting A Final Offer To Purchase. Money Laundering Regulations: In Order To Avoid Any Delays In Finalising The Sale, Intending Buyers Will Be Required To Provide Identification Documentation At A Later Time. Please Cooperate With Us In This Process.

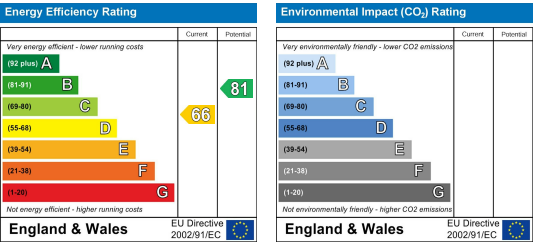
Area Map



Floor Plans



Energy Efficiency Graph



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