



**Sandbanks Drive, Hartlepool TS24 9RP**

**welcome to**

## **Sandbanks Drive, Hartlepool**

A beautifully presented and modernised three bed roomed semi-detached house, situated in the popular location of Hart Station. Externally there is a driveway and garage with gardens to front, rear and side.

### **Entrance Lobby**

Staircase to first floor.

### **Lounge**

12' 7" x 5' 4" (Maximum) ( 3.84m x 1.63m (Maximum) )  
Large window to front, radiator and recess spotlights.

### **Open Plan Kitchen / Diner**

23' 4" x 11' 9" (Maximum) ( 7.11m x 3.58m (Maximum) )  
Window to rear, French doors to side, door to rear, fitted with an extensive range of wall and base units with complimentary work surfaces, inset Belfast style ceramic sink with chrome mixer tap, built in ceramic hob with stainless steel extractor hood over, built in double oven, fantastic central Island incorporating fitted wine rack, recess for additional appliance, storage cupboard, recess spotlights and radiator.

### **Bathroom**

Window to rear, fitted with an attractive three piece white suite comprising panel bath with chrome mixer tap and spray attachments, pedestal wash hand basin with chrome mixer tap, low level low flush WC, chrome heated towel rail and attractive tiling to walls.

### **First Floor Landing**

Window to side and loft access.

### **Bedroom 1**

13' 1" x 11' 9" ( 3.99m x 3.58m )  
Window to front, fitted wardrobe/storage and radiator.

### **Bedroom 2**

9' x 11' 7" ( 2.74m x 3.53m )  
Window to rear and radiator.

### **Bedroom 3**

6' 7" x 7' 7" ( 2.01m x 2.31m )  
Window to rear and radiator.

### **Externally**

#### **Rear And Side Garden**

Predominantly to side is an enclosed walled garden, westerly aspect.

#### **Front Garden**

Block paved offering off street parking, lawned area and driveway leading to garage.





***view this property online*** [mannersandharrison.co.uk/Property/HAR116999](http://mannersandharrison.co.uk/Property/HAR116999)



welcome to

## Sandbanks Drive, Hartlepool

- INTERNAL OAK DOORS
- DRIVEWAY AND GARAGE
- IMPROVED AND RECONFIGURED
- BEAUTIFULLY PRESENTED
- POPULAR LOCATION

Tenure: Freehold EPC Rating: D

**£180,000**



Ground Floor



First Floor

This floorplan 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 should not be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely on its own inspection(s). Plan produced for Manners & Harrison. Powered by www.focalagent.com

**view this property online** [mannersandharrison.co.uk/Property/HAR116999](http://mannersandharrison.co.uk/Property/HAR116999)



Property Ref:  
HAR116999 - 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



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



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