



Spenser Grove, Hartlepool, TS25 5PN

welcome to

Spenser Grove, Hartlepool

- SOLD WITH TENANT IN SITU
- PERFECT INVESTOR OPPORTUNITY
- GARDEN TO 3 SIDES
- OVERLOOKING GREEN
- IMPRESSIVE

Tenure: Freehold EPC Rating: D

£95,000

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Property Ref:
HAR109191 - 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.

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Entrance Hall

Panelled entrance door with opaque double glazed insert, staircase to first floor, understairs recess, meter cupboard, reskimmed walls, radiator.

Lounge

14' 6" x 11' 10" plus bowed window (4.42m x 3.61m plus bowed window) Pleasant outlook over common Green to front, reskimmed walls, radiator, plasma electric fire, wide opening leading to:-

Dining Room

10' 2" x 11' (3.10m x 3.35m) Reskimmed walls, window to rear, radiator.

Kitchen

10' x 9' 7" (3.05m x 2.92m) Excellent range of latest style wall and floor cabinets with ample high gloss finish contrasting roll top working surfaces with inset single drainer single bowl stainless steel sink unit with mixer tap, complementing part tiled walls with contrasting vinyl flooring, plumbing for washing machine, integrated oven finished in brushed stainless steel and 4 burner electric hob finished in brushed stainless steel with extractor hood over, larder with window giving natural light, radiator, UPVC double glazed panelled door leading to:-

Side Lobby

Built in storage cupboard, UPVC part glazed panelled door leading to rear

garden.

Guest Cloakroom

Low flush WC.

Utility

Single drainer single bowl stainless steel sink unit with water supply.

First Floor Landing

Loft void, window to side.

Bedroom 1

12' 3" x 11' 10" (3.73m x 3.61m) (into alcove and built in single wardrobe, plus door recess), reskimmed walls, nice aspect over common Green, radiator.

Bedroom 2

12' 4" x 10' 1" (3.76m x 3.07m) Range of built in cupboards, window to rear, reskimmed walls, radiator.

Bedroom 3

8' 10" x 8' 6" (2.69m x 2.59m) Overstairs storage cupboard, radiator.

Bathroom

Suite comprising of:- panelled bath, pedestal wash hand basin, close coupled low flush WC, part tiled walls, radiator.

Externally

Long Triple Length Driveway



manners & harrison



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