



Whin Meadows, HARTLEPOOL TS24 9NT

welcome to

Whin Meadows, HARTLEPOOL

Wonderful, modern, detached house, extended and improved at considerable cost in very recent years. Enviably located on the periphery of this popular development at the head of a quiet cul-de-sac, with a pleasant outlook over the garden.

Entrance

Entrance door with opaque double glazed inserts, coved cornicing, radiator, panelled inner door leading to:-

Lounge

13' 3" x 11' (4.04m x 3.35m)

(plus recess with understairs storage cupboard and turning staircase to First Floor), TV point, telephone point, coved cornicing, radiator, wide archway leading to:-

Dining Room

10' 2" x 7' 10" (3.10m x 2.39m)

Coved cornicing, radiator, twin half glazed small pane inter-connecting doors leading to:-

Delightful Garden Room

12' 5" x 8' 10" (3.78m x 2.69m)

Pleasant outlook over garden, recessed downlighting, coved cornicing, twin UPVC double glazed French doors leading to rear garden, radiator.

Kitchen

9' 9" x 7' 8" (2.97m x 2.34m)

Re-fitted with a range of eye and base level cabinets with ample roll top working surfaces plus inset complementing drainer bowl sink unit with mixer tap, integrated oven, 4 burner gas hob and extractor hood, radiator, coved cornicing.

Side Lobby

Plumbed for washing machine, fitted workbench, half glazed panelled door leading to garden.

Guest Cloakroom

Re-fitted white suite comprising of:- wall mounted wash hand basin, close coupled low flush WC, tiled splashbacks, radiator.

First Floor Landing

Window to side, coved cornicing, access to roof void, built in airing cupboard.

Master Bedroom

10' 10" x 10' 3" (3.30m x 3.12m)

Coved cornicing, radiator, archway leading to:-

En Suite Dressing Room

Range of built in mirror fronted wardrobes, coved cornicing, door leading to:-

En Suite Shower Room / W C

Superbly appointed with a quality white suite comprising of:- shower cubicle, pedestal wash hand basin, close coupled low flush WC, chrome heated towel rail.

Bedroom 2

9' 11" x 8' 2" (3.02m x 2.49m)

(plus recessed, mirror fronted wardrobe), radiator.

Bedroom 3

9' 4" x 6' 5" (2.84m x 1.96m)

(plus recess and door recess), radiator.

Family Bathroom / W C

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

Externally

Front Garden





Mature Rear Garden

Mostly laid to lawn, block paved patio area, high close boarded timber boundary fencing, ideal for small children, pets etc, mature shrubbery.

Garage

Block paved double width driveway.



view this property online mannersandharrison.co.uk/Property/HAR117572



welcome to

Whin Meadows, HARTLEPOOL

- EXTENDED & IMPROVED
- MASTER BEDROOM WITH EN SUITE DRESSING ROOM & EN SUITE
- DELIGHTFUL GARDEN ROOM EXTENSION
- GARAGE WITH DOUBLE WIDTH DRIVEWAY
- MODERN

Tenure: Freehold EPC Rating: D

£175,000



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/HAR117572



Property Ref:
HAR117572 - 0002

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