



**West View Road, Hartlepool TS24 0BW**

**welcome to**

## **West View Road, Hartlepool**

Superb 2 Bedroomed (plus Loft Room) Mid-Terrace home benefitting from off street parking via driveway and gardens to both front and rear.

### **Entrance Porch**

UPVC double glazed door to front.

### **Entrance Hall**

Staircase to First Floor.

### **Cloakroom**

Wall mounted wash hand basin, wc.

### **Lounge**

11' 9" Max x 13' 3" Max ( 3.58m Max x 4.04m Max )

Fireplace housing gas fire, radiator.

### **Dining Room**

8' 9" x 13' 2" ( 2.67m x 4.01m )

Open plan with Kitchen, picture rail, radiator.

### **Kitchen**

10' 1" x 7' 8" ( 3.07m x 2.34m )

Modern fitted Kitchen with wall and base units with contrasting working surfaces, built in oven and hob with extractor fan over, 1 1/2 stainless steel sink unit , plumbed for washing machine, spotlighting to ceiling, window to rear.

### **Rear Lobby**

Door to rear.

### **First Floor**

### **Landing**

### **Bedroom 1**

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

Window to front, radiator, access to Loft Room.

### **Loft Room**

Access via Bedroom 1, velux window, radiator.

### **Bedroom 2**

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

Window to rear, 'Baxi' combination boiler, radiator.

### **Bathroom**

Fitted with 'P' shaped bath with mixer tap and mains shower , heated towel rail, low level low flush wc, vanity wash hand basin, window to rear.

### **Externally**

#### **Front**

Low maintenance garden.

#### **Rear**

Patio and lawn area, alleyway shared with neighbour, driveway.





***view this property online*** [mannersandharrison.co.uk/Property/HAR117594](http://mannersandharrison.co.uk/Property/HAR117594)



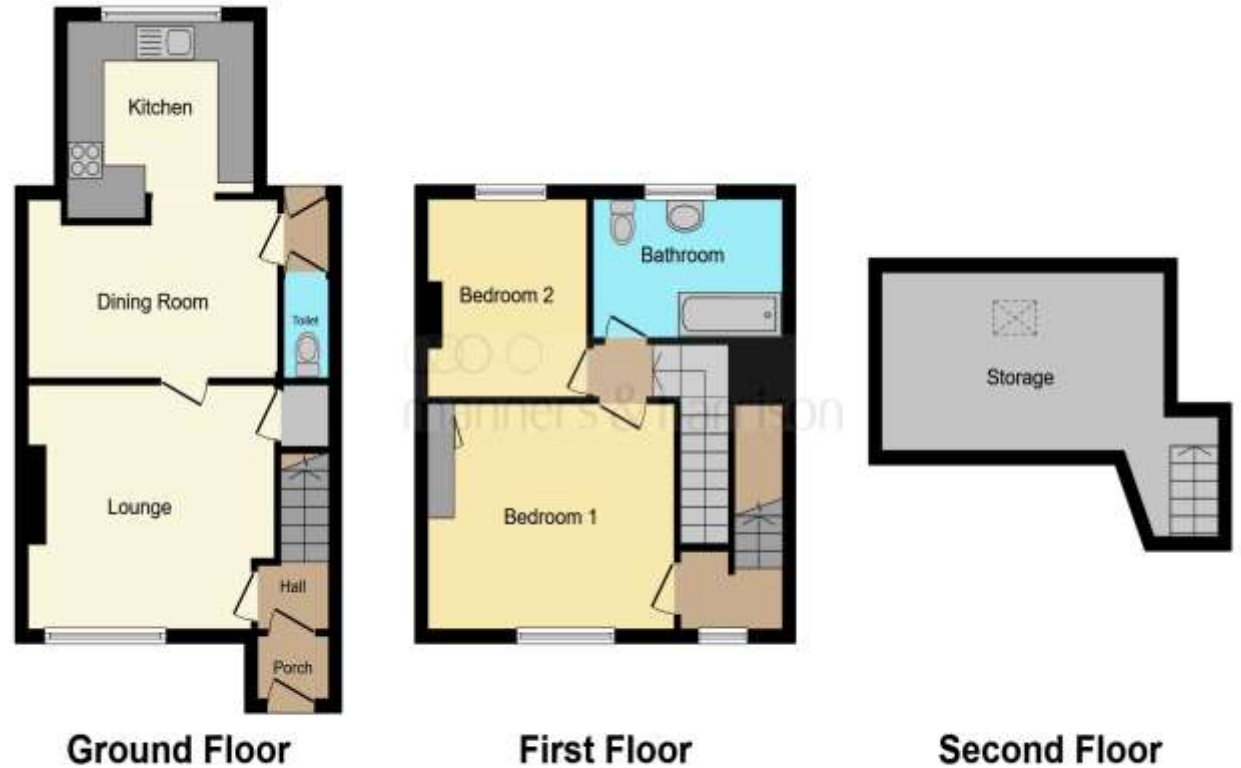
welcome to

## West View Road, Hartlepool

- DECEPTIVELY SPACIOUS
- PORCH EXTENSION
- UPGRADED OPEN PLAN DINING/ KITCHEN
- GROUND FLOOR WC
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: E

**£80,000**



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](http://mannersandharrison.co.uk/Property/HAR117594) mannersandharrison.co.uk/Property/HAR117594



Property Ref:  
HAR117594 - 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**