



Hanbury Grove, Hartlepool TS26 0FW

welcome to

Hanbury Grove, Hartlepool

Displayed to a modern standard throughout, is this 2 bedroomed, semi-detached house, situated in the highly sought after 'Elwick Gardens' estate. Built in 2022, this property is ideally suited to a small family, or first time buyer, aiming for a home in turn key condition, in a popular location.

Entrance Hall

Accessed via door to front, laminate flooring, radiator to side. Door to:

Lounge

12' 11" (max. into stairs) x 11' 8" (3.94m (max. into stairs) x 3.56m)

Panelled feature wall, UPVC double glazed window to front, laminate flooring, radiator to side, stairs to first floor. Door to:

Kitchen

12' 9" x 11' 8" (Reducing to 7' 5") (3.89m x 3.56m (Reducing to 7' 5"))

A modern fitted kitchen of white gloss wall and base units, with contrasting roll top work surfaces. Featuring a stainless steel sink/drainer with mixer tap, electric oven, 4 ring gas hob with cooker hood over, plumbing for washing machine, UPVC double glazed windows to rear, tile effect flooring, radiator, access to WC and double glazed French doors leading to rear garden.

Wc

Low level low flush WC, wash hand basin with mixer tap, radiator to rear, extractor fan & tile effect flooring.

First Floor

Landing

Accessed via stairs from the lounge. Carpet & radiator to side.

Bedroom 1

12' 11" (max.) x 9' 5" (3.94m (max.) x 2.87m)

UPVC double glazed window to front, carpet, radiator to front & storage cupboard.

Bedroom 2

13' x 7' 6" (3.96m x 2.29m)

UPVC double glazed window to rear, carpet, radiator to rear & loft access.

Bathroom

Bath with shower over, low level low flush WC, wash hand basin with mixer tap, tile effect flooring, radiator to side, part tiled walls, extractor fan, shaver point & UPVC double glazed opaque window to side.

Externally

Front Garden

Block paved driveway for 2 cars, shared access leading to rear garden.

Rear Garden

A private rear garden, mostly laid to lawn, with patio and decking.

Agents Note

The property is sold on a Freehold title; however, an annual maintenance charge applies. We ask that interested parties satisfy themselves in this regards before proceeding.





view this property online mannersandharrison.co.uk/Property/HAR117902



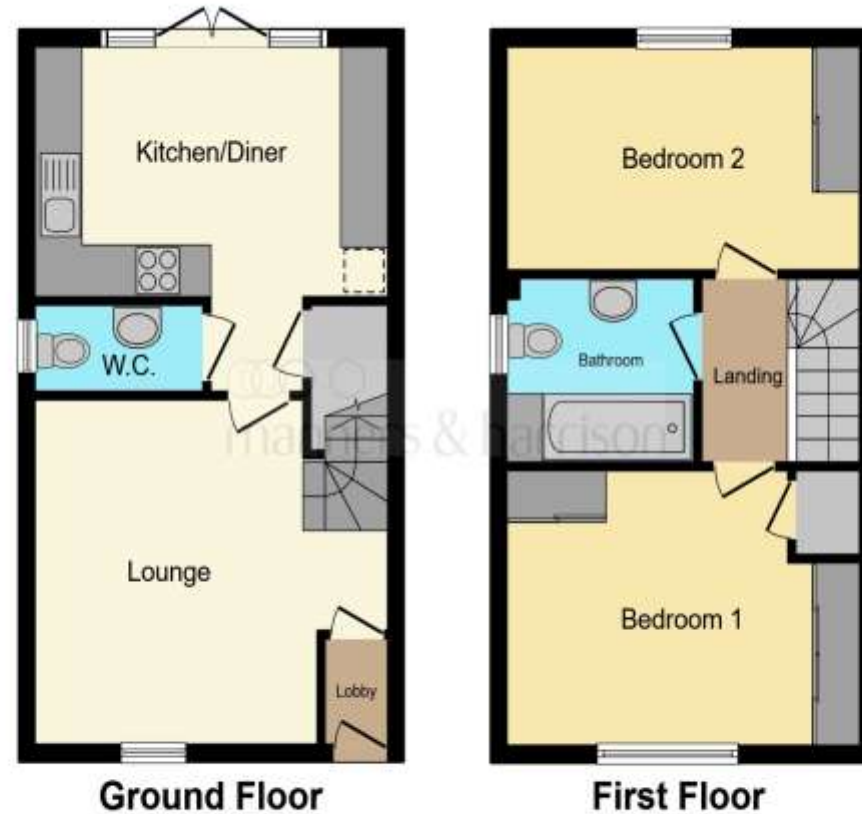
welcome to

Hanbury Grove, Hartlepool

- MODERN THROUGHOUT
- IDEAL FOR FIRST TIME BUYERS
- POPULAR LOCATION
- PRIVATE REAR GARDEN
- BUILT IN 2022

Tenure: Freehold EPC Rating: B

£144,995



This floor plan 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 cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

view this property online mannersandharrison.co.uk/Property/HAR117902



Property Ref:
HAR117902 - 0006

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