



Northland Avenue, Hartlepool TS26 9PB

welcome to

Northland Avenue, Hartlepool

*** VIEWING RECOMMENDED *** RARELY AVAILABLE *** An impressive THREE BEDROOM DETACHED house tucked away in a quiet cul-de-sac position in a sought-after location, within walking distance of Ward Jackson Park.

Entrance Porch

Accessed via door, UPVC door through to:-

Entrance Hall

Parquet floor, staircase to first floor, door through to:-

Living Room

11' 1" x 18' (3.38m x 5.49m)

Parquet floor, double doors leading to rear garden, window to rear, window to front, understairs storage housing meters.

Second Reception

14' 1" maximum x 9' 1" maximum (4.29m maximum x 2.77m maximum)

Open plan with Kitchen

Second Reception - bi-folding doors leading to rear garden, school radiator.

Kitchen - (16ft 1in maximum x 7ft) brand new Howden fitted Kitchen with range of units, integrated dishwasher, oven with electric induction hob, window to rear.

Utility

7' x 9' (2.13m x 2.74m)

Plumbing for washing machine.

First Floor

Family Bathroom

Bath, low level flush WC, towel rail, window to rear, sink with mixer tap and vanity, glass shower screen, spotlights, extractor fan.

Bedroom 1

13' 11" maximum x 10' (4.24m maximum x 3.05m)

Window to front, archway through to dressing area (4ft 11in x 6ft), window to front, light.

En Suite

Underfloor heating, double shower, vanity with mixer tap, low level flush WC, fully tiled, spotlights, mirror, window to side.

Bedroom 2

11' 1" x 11' 1" (3.38m x 3.38m)

Window to front, school radiator.

Bedroom 3

11' 1" x 6' 11" (3.38m x 2.11m)

Hard flooring, window to rear, school radiator, TV point.



Externally



Front

Brick wall, borders surround, paving slab around the property, driveway.

Garage

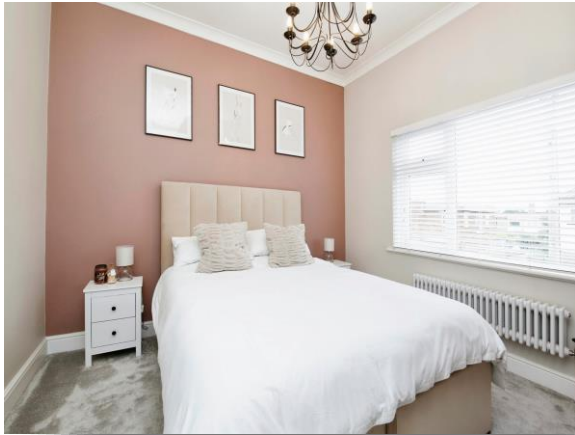
9' 4" x 11' maximum (2.84m x 3.35m maximum)
Internal door to utility, boiler.

Rear Garden

Mainly laid to lawn with plants and shrubs, enclosed by brick wall.

Disclaimer:

Under the terms of the Estate Agents Act 1979 (section 21) please note that the vendor of this property is an employee of the Connells Group.



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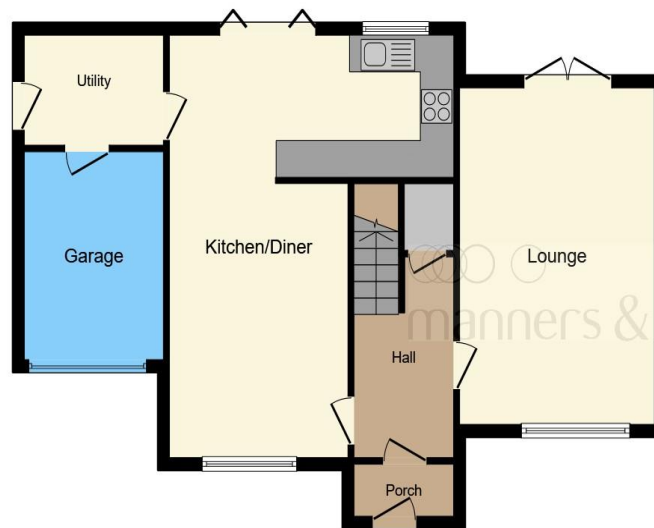
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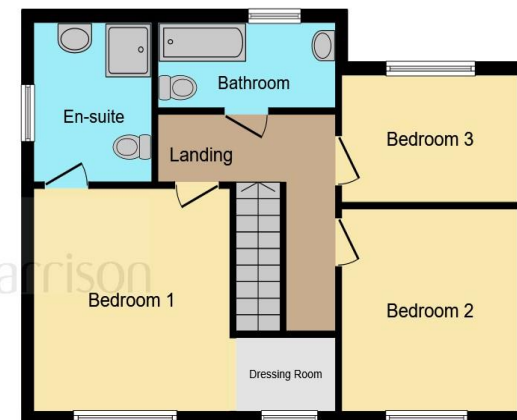
- TWO RECEPTION ROOMS
- OPEN PLAN KITCHEN/DINER WITH BI FOLD DOORS
- UTILITY
- FRONT AND REAR GARDENS
- INTEGRAL GARAGE

Tenure: Freehold EPC Rating: D

£285,000



Ground Floor



First Floor

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

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Property Ref:
HAR117124 - 0013

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01429 261351



Hartlepool@mannersandharrison.co.uk



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



mannersandharrison.co.uk