









welcome to

Wolsingham Road, Hartlepool

PUBLIC NOTICE

23 Wolsingham Road, TS24 9NJ. We are acting in the sale of the above property and have received an offer of £225,000. Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place.

EPC Rating: B **Externally**

Front Garden

Double block paved drive, small lawned area.

Rear Garden

Fenced all the way around with 7ft fence, small decked area with raised bed, paved area with step directly outside of the double glazed french doors.

Garage

Up and over door.

Entrance

Accessed via composite double glazed door with feature frosted glass side panel, radiator, staircase leading to first floor.

Reception Room

13' 9" x 13' 11" (4.19m x 4.24m)
UPVC double glazed window to front, radiator, TV point.

Kitchen / Diner

18' 3" maximum x 20' 7" (5.56m maximum x 6.27m) Radiator, cottage style matt grey wall and base units with contrasting laminate work surfaces and matching surround, stainless steel extractor with stainless steel integrated gas hob, integrated electric oven, microwave and fridge freezer, plumbing for dishwasher, island with contrasting work surfaces with range of matching doors and cupboards, UPVC double glazed window to rear, 1.1/2 sink with drainer and mixer tap, UPVC double glazed french doors to rear, snug area also has a radiator.

Utility Room

5' 8" x 4' 1" (1.73m x 1.24m)

Plumbing for washing machine, space for dryer, UPVC double glazed window to rear, matching kitchen work surface with matching wall mounted cupboard.

Cloakroom

UPVC double glazed window to rear, white pedestal wash hand basin with tiled splashback, low flush WC, radiator.

First Floor Landing

Loft void access, large floor to ceiling feature double glazed UPVC window looking to the front, radiator, small storage cupboard housing the water boiler tank.

Bedroom 1

14' 2" maximum x 13' 10" (4.32m maximum x 4.22m) UPVC double glazed window to front, central heating controls, radiator.

Dressing Area

9' 10" maximum x 4' (3.00m maximum x 1.22m)

En Suite Shower Room

Pedestal wash hand basin with tiled splashback, tiled window with UPVC double glazed window to side, low level low flush WC, radiator, double walk in shower with glass sliding door with overhead mixer shower head plus floor to ceiling wall tiles inside of shower.

Bedroom 2

12' x 12' 3" maximum (3.66m x 3.73m maximum) UPVC double glazed window to rear, radiator.





Bedroom 3

13' 4" maximum x 11' 11" (4.06m maximum x 3.63m) UPVC double glazed window to rear, radiator.

Bedroom 4

10' x 8' 11" (3.05m x 2.72m)
UPVC double glazed window to front, radiator.

Family Bathroom

3 piece suite comprising of:- low level low flush WC, pedestal wash hand basin with mixer tap, panelled bath with chrome mixer tap, tiled surround around, tiled window sill, tiled storage section at top end of bath, radiator, UPVC double glazed window to rear, extractor fan.





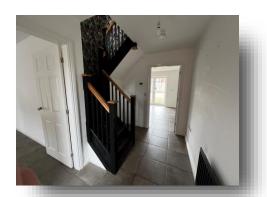
welcome to

Wolsingham Road, Hartlepool

- 2 RECEPTION ROOMS
- OPEN PLAN DINING/KITCHEN
- MASTER BEDROOM WITH ENSUITE AND WALK IN **WARDROBE**
- LARGE REAR GARDEN
- **DOUBLE DRIVEWAY & GARAGE**

Tenure: Freehold EPC Rating: B

£210,000







Witton Di St Hild's Church of England School Google Map data @2024

Please note the marker reflects the postcode not the actual property

view this property online mannersandharrison.co.uk/Property/HAR118107



Property Ref: HAR118107 - 0010 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 quidance 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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