



Park Road, Hartlepool TS26 9JB

welcome to

Park Road, Hartlepool

This charming, 4 bedroom, extended, mid terraced property in a central location, close to local amenities, shops, and transport links, is a must see. UPVC Double Glazing and Gas Central Heating throughout, viewings come highly recommended!

Entrance Vestibule

Accessed via composite double glazed door, original wooden door with feature glass side panels and feature top panels leading to:-

Entrance Hallway

Staircase to first floor with original feature newel posts and banister, radiator, feature ceiling mouldings with light fittings, feature covered corning, understairs storage.

Reception Room 1

13' 11" maximum x 15' 7" maximum into bay window (4.24m maximum x 4.75m maximum into bay window) UPVC double glazed bay window to front, feature ceiling rose, coved corning with picture rails, large feature fireplace with gas fire and tiled plinth, radiator.

Reception Room 2

11' 11" maximum x 15' 2" maximum (3.63m maximum x 4.62m maximum)
Fireplace with matching plinth and gas fire with brass faces, ornate made to measure original cupboards with drawers in each alcove either side of the fire, UPVC double glazed door and windows leading to the rear garden, radiator.

Dining Room

14' 3" x 9' 5" maximum (4.34m x 2.87m maximum)
UPVC double glazed window to side, radiator, made to measure original cupboards and drawers built into an alcove, 3/4 wall picture rail.

Kitchen

17' 5" maximum x 9' 5" maximum (5.31m maximum x 2.87m maximum)
Range of cottage style wall and base units with contrasting solid wood work surfaces, Range oven, 5 range gas burner, electric hob, tiled splashback, integrated black extractor canopy, space for single or American style fridge freezer, breakfast bar on the side with matching cupboards and working surfaces, 1 1/2 porcelain sink with draining board and mixer tap, plumbing for washing machine, UPVC double glazed window to rear and side, door leading to UPVC double glazed door to garden.

W C

Low level low flush WC, integrated hand wash basin with mixer tap on top of the cistern, UPVC double glazed window to side.

Half Landing

Radiator.

Family Bathroom

3 piece suite comprising of:- white panelled bath with mixer tap and shower attachment, bi-fold shower screen, white pedestal hand wash basin with individual taps, low level low flush WC, radiator, floor to ceiling wall tiles, UPVC double glazed window to side.

Bedroom 3

12' 7" maximum x 9' 5" maximum (3.84m maximum x 2.87m maximum)
Integrated storage cupboard housing combination boiler, UPVC double glazed window to rear, radiator.





First Floor Landing

Irregular Shaped Room x (x)
Understairs storage cupboard, fixed staircase leading to loft.

Bedroom 1

12' 11" x 12' 10" maximum (3.94m x 3.91m maximum)
UPVC double glazed window to front, large built in storage cupboards with over head storage and 2 double door side storage, coved corning, radiator.

Bedroom 2

12' 11" x 14' maximum (3.94m x 4.27m maximum)
UPVC double glazed window to rear, radiator, large 3 door almost floor to ceiling mirrored sliding wardrobes, coved corning.

Bedroom 4

6' 9" x 6' (2.06m x 1.83m)
UPVC double glazed window to rear, radiator.

Loft

Fully boarded, Velux window, wooden flooring.

Externally

Front

Palisade accessed via a gate, small stones area, black wrought iron fence.

Rear Garden

Gated alleyway shared with next door leading to the front for bin access, small paved courtyard area with section laid to lawn with mature borders, plants and trees, paved seating area, storage shed at bottom of the garden, south facing, not overlooked.



view this property online mannersandharrison.co.uk/Property/HAR118178



welcome to

Park Road, Hartlepool

- ORIGINAL FEATURES
- 3 RECEPTION ROOMS
- MODERN KITCHEN
- SOUTH FACING REAR GARDEN
- ON STREET PARKING

Tenure: Freehold EPC Rating: E

£180,000



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/HAR118178



Property Ref:
HAR118178 - 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