



**Wharton Terrace, Hartlepool TS24 8NX**

**welcome to**

## **Wharton Terrace, Hartlepool**

- 2 BEDROOM
- 2 BATHROOM
- MODIFIED GARAGE INTO BAR/ GAMES ROOM
- REAR GARDEN
- MUST BE VIEWED !!

Tenure: Freehold EPC Rating: C

**£75,000**

**view this property online** [mannersandharrison.co.uk/Property/HAR118358](http://mannersandharrison.co.uk/Property/HAR118358)



**Property Ref:**

HAR118358 - 0013

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### **Entrance Hallway**

Door to front, laminate flooring, stairs to first floor, door to lounge.

### **Lounge**

12' 9" Into alcove x 12' 10" Plus bay ( 3.89m Into alcove x 3.91m Plus bay ) UPVC double glazed bay window to front, laminate flooring, radiator, fireplace housing electric fire, textured ceiling, spotlighting.

### **Kitchen**

15' 8" x 7' 9" ( 4.78m x 2.36m ) Fitted with a range of wood effect wall and base units with wood effect rolled top working surfaces, breakfast bar, stainless steel sink/drainer unit with mixer tap, splashback tiling, electric oven and 4 ring gas hob with extractor hood, plumbing for washing machine and tumble dryer, boiler, coved cornice, radiator tiled floor, spotlighting, under stairs storage cupboard, UPVC double glazed window to rear, open to rear lobby.

### **Rear Lobby**

Door to side leading to rear garden, door to bathroom.

### **Ground Floor Bathroom**

Wc, wash hand basin with mixer tap, bath with mixer tap and electric shower over, opaque UPVC double glazed window to side, tiled walls, cladded ceiling with spotlighting, heated towel

rail, extractor fan.

### **First Floor**

#### **Landing**

Stairs from Hallway, loft access, carpet, coved cornice, spotlighting.

#### **Bedroom 1**

11' 6" x 10' 4" ( 3.51m x 3.15m ) UPVC double glazed window to front, carpet, radiator, built in storage cupboard, fitted shelving.

#### **Bedroom 2**

10' 3" x 8' 10" ( 3.12m x 2.69m ) UPVC double glazed window to rear, carpet, radiator, coved cornice, freestanding wardrobe.

#### **Modern Family Bathroom**

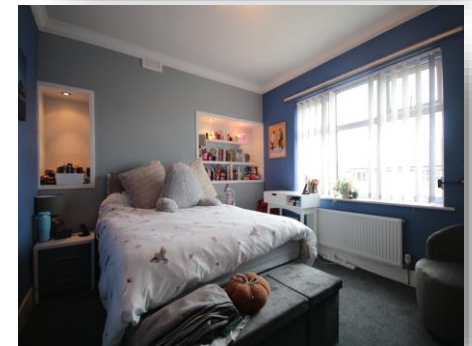
Bath with mixer tap and shower attachment, wc, vanity wash hand basin with mixer tap, modern stone effect part tiled walls, laminate flooring, heated towel rail, opaque UPVC double glazed window to rear.

### **Externally**

#### **Front Palisade**

#### **Rear Garden**

Lawn and hardstanding area, paved pathway, access to garage



**manners & harrison**



**01429 261351**



[Hartlepool@mannersandharrison.co.uk](mailto:Hartlepool@mannersandharrison.co.uk)



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



[mannersandharrison.co.uk](http://mannersandharrison.co.uk)