



Wynyard Road, Hartlepool TS25 3RX

welcome to

Wynyard Road, Hartlepool

Presented to a modern standard is this 3 bedroomed, end terraced home, situated within close proximity to local amenities & educational facilities.



Kitchen

Entered via composite door with double glazed frosted windows, fitted with a range of cream modern gloss wall, base and larder units with roll top wood effect working surfaces and matching upstands, stainless steel sink/drainer unit with mixer tap, electric oven with 4 ring gas hob and extractor hood, plumbed for washing machine, space for dishwasher, two storage cupboards, understairs storage cupboard, laminate flooring, radiator, UPVC double glazed door to side, window to rear.

Lounge

21' 2" x 12' 3" Max (6.45m x 3.73m Max)
UPVC double glazed window to front, carpet, radiator, TV point, telephone point, coved cornicing, double glazed French doors to rear.

First Floor

Landing

Stairs from kitchen, UPVC double glazed window to rear, radiator, loft access, carpet, coved cornicing.

Bedroom 1

12' 5" x 9' 5" Plus Recess (3.78m x 2.87m Plus Recess)
UPVC double glazed window to front, carpet, radiator, coved cornicing.

Bedroom 2

12' 5" Max x 11' 10" Max over bulk head (3.78m Max x 3.61m Max over bulk head)
UPVC double glazed window to front, carpet, radiator.

Bedroom 3

11' 6" x 9' 5" (3.51m x 2.87m)
UPVC double glazed window to rear, carpet, radiator.

Family Bathroom

Bath with mixer tap and shower attachment, shower cubicle, vanity wash hand basin with mixer tap, modern tiled walls, vinyl flooring, towel rail, extractor fan, UPVC double glazed opaque window to rear.

Separate Wc

Wc, vinyl flooring, wash hand basin with mixer tap, part tiled walls, UPVC double glazed opaque window to rear.

Externally

Front Garden

Lawn area, block paved driveway, double gates to side.

Rear Garden

Lawn area, patio area, two sheds.



view this property online mannersandharrison.co.uk/Property/HAR118445



welcome to

Wynyard Road, Hartlepool

- IDEAL FOR FIRST TIME BUYER OR FAMILY
- CONTEMPORARY KITCHEN
- MODERN FAMILY BATHROOM
- FRONT AND REAR GARDENS
- OFF STREET PARKING

Tenure: Freehold EPC Rating: D

£99,950



view this property online mannersandharrison.co.uk/Property/HAR118445

Please note the marker reflects the postcode not the actual property



Property Ref:
HAR118445 - 0003

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