



**Pannell Place, Hartlepool TS27 3QD**

**welcome to**

## **Pannell Place, Hartlepool**

Ideally suited to a family or first time buyer, is this three bedroomed home, situated in Clavering. Benefitting from a modern kitchen, as well as a recently upgraded shower room, this property is great for someone looking to move in and simply just personalise to their taste.

### **Entrance Porch**

Entered via UPVC door to front, UPVC double glazed windows to front & side, tiled flooring, wall light.

### **Lounge**

15' 11" (max) x 14' 6" (max) ( 4.85m (max) x 4.42m (max) )  
UPVC double glazed window to front, carpet, radiator, TV point, coved cornicing, door to kitchen, gas fire.

### **Kitchen**

14' 6" (max) x 8' 1" (max) ( 4.42m (max) x 2.46m (max) )  
Modern fitted white gloss wall and base units with contrasting stone effect roll top working surfaces with matching upstands, stainless steel sink/drainer with mixer tap, electric oven, four ring electric hob with cooker hood over, plumbing for freestanding washing machine, Intergas boiler, UPVC double glazed window to rear, double glazed patio doors to rear, tiled flooring, under stairs storage cupboard.

### **Landing First Floor**

Stairs from lounge to landing, loft hatch access.

### **Bedroom 1**

14' 1" (max) x 8' 3" (max) ( 4.29m (max) x 2.51m (max) )  
UPVC double glazed window to front, carpet, radiator, coved cornicing.

### **Bedroom 2**

10' 2" (MAX) x 8' 3" (MAX) ( 3.10m (MAX) x 2.51m (MAX) )  
UPVC double glazed window to rear, carpet, radiator, coved cornicing.

### **Bedroom 3**

5' 11" (max) x 6' 11" (max) ( 1.80m (max) x 2.11m (max) )  
UPVC double glazed window to front, carpet, built in storage cupboard.

### **Family Shower Room**

Completed to a contemporary standard, featuring a walk in shower, low level low flush WC, wash hand basin with mixer tap, UPVC double glazed opaque window to rear, wood effect flooring, panelled marble effect walls & towel rail.

### **Externally**

#### **Rear Garden**

A low maintenance, split level garden with tiered steps, pebble & gravel areas, paved patio and open to rear pathway.

#### **Front Garden**

Open plan lawned area.

#### **Garage**

Separate Block.





***view this property online*** [mannersandharrison.co.uk/Property/HAR118498](http://mannersandharrison.co.uk/Property/HAR118498)



welcome to

## Pannell Place, Hartlepool

- EXCELLENT FIRST TIME BUYER OPPORTUNITY
- MODERN KITCHEN
- GARAGE IN SEPARATE BLOCK
- READY TO MOVE INTO
- LOW MAINTENANCE GARDEN

Tenure: Freehold EPC Rating: C

**£120,000**



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](http://www.focalagent.com)

**view this property online** [mannersandharrison.co.uk/Property/HAR118498](http://mannersandharrison.co.uk/Property/HAR118498)



Property Ref:  
HAR118498 - 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](mailto:Hartlepool@mannersandharrison.co.uk)



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



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