

## 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.













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## **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

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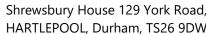
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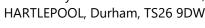


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