



Pearl Close, Hartlepool TS24 0GH

welcome to

Pearl Close, Hartlepool

- MODERN KITCHEN/ DINER
- UTILITY ROOM
- MASTER BEDROOM WITH ENSUITE
- FRONT AND REAR GARDENS
- GARAGE

Tenure: Freehold EPC Rating: B

£175,000

Entrance Hallway

Entered via composite double glazed door, stairs to first floor, doors to all reception rooms, radiator.

Reception Room

10' 2" x 18' 5" (3.10m x 5.61m)
UPVC double glazed French doors to rear, TV point, Internet point, UPVC double glazed window to front aspect, two radiators.

Kitchen/ Diner

11' 8" Max x 18' 4" (3.56m Max x 5.59m)
UPVC double glazed windows to front and side, vinyl flooring, radiator, cottage style wall and base units rib contrasting working surfaces and matching upstands, 1/12 stainless steel sink with mixer taps and drainer, 4-ring integrated gas hob, integrated electric oven and stainless steel extractor canopy over, plumbing for dishwasher, space for integrated fridge freezer, pantry storage cupboard.

Utility

6' 1" x 5' 10" (1.85m x 1.78m)
Matching wall and base units with the kitchen, plumbing for washing machine, radiator, composite double glazed door to rear.

Ground Floor Wc

Vinyl flooring, low level low flush wc, extractor fan, wall mounted wash hand basin with mixer tap.

First Floor

Landing

UPVC double glazed window to rear, radiator, bulk head storage.

Bedroom 1

10' 4" x 18' 6" (3.15m x 5.64m)
UPVC double glazed window to side and front, two radiators, built in wardrobes, built in drawers.

Ensuite

Vinyl flooring, low level low flush wc, wall mounted pedestal wash hand basin with mixer tap, half tiled walls, chrome heated towel rail, UPVC double glazed window to front, double walk in shower with tiled surround and rain fall shower head and mixer taps, sliding glass door.

Bedroom 3

7' 6" x 9' 2" (2.29m x 2.79m)
UPVC double glazed window to front, radiator.

Bedroom 2

9' 2" x 10' 6" (2.79m x 3.20m)
UPVC double glazed window to front and side, radiator.

Family Bathroom

Three piece bathroom suite, low level low flush wc, wall mounted pedestal wash hand basin with mixer tap, white panelled bath with 'Mira' electric



view this property online mannersandharrison.co.uk/Property/HAR118572



Property Ref:

HAR118572 - 0006

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



01429 261351



Hartlepool@mannersandharrison.co.uk



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



mannersandharrison.co.uk