



**Goathland Drive, Hartlepool TS25 2AF**

**welcome to**

## **Goathland Drive, Hartlepool**

A superb 3 bedroomed semi-detached home available for sale with no onward chain. this home is well presented and maintained and situated in this popular quiet residential area of Seaton Carew.

### **Entrance Hall**

UPVC double glazed door to front with side panel, radiator, staircase to first floor.

### **Lounge**

22' 9" Max x 13' 4" Max ( 6.93m Max x 4.06m Max )  
Window to front and rear, radiator, gas fire.

### **Kitchen**

8' 2" Max x 8' 5" Max ( 2.49m Max x 2.57m Max )  
Fitted with a range of wall and base units with complimenting working surfaces, 1 1/2 sink/drainers unit with mixer tap, recess and plumbing for washing machine, recess for cooker, door to side, window to side.

### **First Floor**

#### **Landing**

Loft access, window to side.

#### **Bedroom 1**

12' 2" Max x 8' 7" Max, excluding robes. ( 3.71m Max x 2.62m Max, excluding robes. )  
Window to front, fitted wardrobes with overhead storage units, radiator.

#### **Bedroom 2**

9' 10" Max x 11' 3" Max, excluding robes ( 3.00m Max x 3.43m Max, excluding robes )  
Window to rear, fitted cabinetry and wardrobes, radiator.

#### **Bedroom 3**

7' 10" x 6' 6" Max ( 2.39m x 1.98m Max )  
Window to front, overstairs storage cupboard, radiator.

### **Bathroom**

Refitted with white modern suite comprising shower cubicle with mains shower, concealed low level low flush wc, vanity wash hand basin, extractor fan, chrome heated towel rail, window to rear.

### **Externally**

#### **Front Garden**

Lawn area with planted boarder, driveway.

#### **Rear Garden**

Lawn area with planted boarders with mature shrubbery, patio area.

#### **Garage**

Electric roller shutter door.







***view this property online*** [mannersandharrison.co.uk/Property/HAR118631](http://mannersandharrison.co.uk/Property/HAR118631)



welcome to

## Goathland Drive, Hartlepool

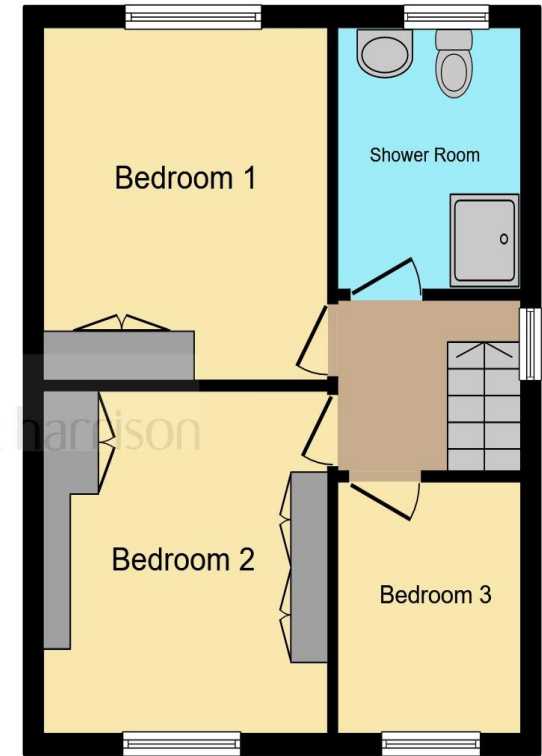
- WELL PRESENTED AND MAINTAINED
- NO ONWARD CHAIN
- QUIET RESIDENTIAL AREA
- FRONT AND REAR GARDENS
- GARAGE

Tenure: Freehold EPC Rating: Awaited

**£150,000**



Ground Floor



First Floor

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/HAR118631](http://mannersandharrison.co.uk/Property/HAR118631)



Property Ref:  
HAR118631 - 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](mailto:Hartlepool@mannersandharrison.co.uk)



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



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