



Milbank Close, Hart Hartlepool TS27 3BT

welcome to

Milbank Close, Hart Hartlepool

This extended, 3 bedroom, end of terrace house offers spacious living in a peaceful, picturesque village setting, with stunning views overlooking the Village Green.

Entrance Porch

Of UPVC construction, inner door leading to:

Entrance Hall

Stairs to first floor, radiator.

Cloakroom

Low level low flush wc, window to side, boiler.

Lounge

13' 5" x 12' 6" (4.09m x 3.81m)

Two windows to front, coved cornicing, fireplace housing electric fire, storage cupboard, radiator, open with Dining Room.

Dining Room

10' 5" x 8' 3" (3.17m x 2.51m)

Coved cornicing, sliding doors to garden room, radiator.

Garden Room Extension

9' 1" Max x 7' 9" Max (2.77m Max x 2.36m Max)

French doors to rear, radiator.

Kitchen

11' 1" x 7' 2" (3.38m x 2.18m)

With a range of high gloss wall and base units with complimenting working surfaces and splashback tiling, 1 1/2 bowl sink/drain unit with chrome mixer tap, recess and plumbing for washing machine, built in oven and hob.

Rear Lobby

Door to side, window overlooking garden room, radiator.

First Floor

Landing

Two windows, radiator, access to boarded loft with power and lighting.

Bedroom 1

12' 9" Excluding robes x 8' 7" Max (3.89m Excluding robes x 2.62m Max)

Window to rear, built in robes, coved cornicing, radiator.

Bedroom 2

9' 2" x 9' 3" (2.79m x 2.82m)

Window to rear, built in wardrobe, coved cornicing, radiator.

Bedroom 3

10' 3" Max x 6' 7" Max (3.12m Max x 2.01m Max)

Window to front, over stairs storage cupboard, coved cornicing, radiator.

Bathroom

Bath with electric shower over, pedestal wash hand basin, low level low flush wc, tiled walls, window to rear, radiator.

Externally

Front Garden

Lawn.

Rear Garden

Lawn, paved area, shed, outside tap.

Garage





view this property online mannersandharrison.co.uk/Property/HAR118187



welcome to

Milbank Close, Hart Hartlepool

- 3 GENEROUSLY SIZED RECEPTION ROOMS
- DOWNSTAIRS WC - ADDING CONVENIENCE FOR EVERYDAY LIVING
- FRONT & REAR GARDENS - PERFECT FOR OUTDOOR RELAXATION AND ENTERTAINING
- NO ONWARD CHAIN
- GARAGE OFFERING EXTRA STORAGE

Tenure: Freehold EPC Rating: C

£170,000



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

view this property online mannersandharrison.co.uk/Property/HAR118187



Property Ref:
HAR118187 - 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



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



mannersandharrison.co.uk