



Swainby Road, Hartlepool, TS25 1EB

welcome to

Swainby Road, Hartlepool

Situated on a quiet and peaceful road in Seaton Carew, this well-presented two-bedroom semi-detached bungalow enjoys a pleasant outlook over a neighbouring field, offering a high degree of privacy. Available for sale with no onward chain.

Lounge

17' 7" x 11' 4" (5.36m x 3.45m)

French doors to rear, window to rear, gas fire, coved cornicing.

Kitchen

8' 8" x 14' 5" Max (2.64m x 4.39m Max)

Window to rear, door to side, wall and base units in white with complimenting working surfaces and coordinating splashbacks, stainless steel sink/drainers unit with mixer taps, recess and plumbing for washing machine.

Conservatory

French door to side, lighting and power.

Bedroom 1

11' 4" x 11' 9" (3.45m x 3.58m)

Window to front, radiator, coved cornicing.

Bedroom 2

8' 9" x 8' 9" (2.67m x 2.67m)

Window to front, radiator, coved cornicing.

Bathroom

Window to side, low level low flush wc, radiator, bath with electric shower, pedestal wash hand basin.

Externally

Rear Garden

Spacious in size, west facing, lawn and pebbled area, mature shrubbery, door to garage.

Front Garden

Driveway.

Garage

up and over door, personal door.





view this property online mannersandharrison.co.uk/Property/HAR118559



welcome to

Swainby Road, Hartlepool

- CONSERVATORY ADDITION
- FRONT & REAR GARDEN
- DRIVEWAY FOR MULTIPLE CARS
- GARAGE
- DESIRABLE LOCATION

Tenure: Freehold EPC Rating: D

£180,000



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/HAR118559



Property Ref:
HAR118559 - 0002

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