



Retford Grove, Hartlepool TS25 2NP

welcome to

Retford Grove, Hartlepool

This larger than average, three bedroom, semi detached home, tucked away in a quiet cul-de-sac in the popular residential area of The Fens, offers spacious and versatile living accommodation. Extended over the years, this home provides ample space for modern family living.

Entrance Hallway

UPVC double glazed door to front, radiator.

Lounge

10' 9" x 19' 7" (3.28m x 5.97m)

Box bay window to front, fireplace housing gas fire , coved cornicing, radiator, doors to dining room.

Dining Room

13' 6" x 8' 8" (4.11m x 2.64m)

Window to side, patio doors to rear, coved cornicing, radiator.

Kitchen/ Diner

12' x 14' 6" (3.66m x 4.42m)

Fitted with a range of wall and base units with granite working surfaces and coordinating splashbacks, ceramic sink, integrated washing machine, dishwasher and fridge freezer, windows to both side and rear, under stairs storage cupboard, door to side.

Bathroom

Bath, low level low flush wc, wash hand basin, chrome heated towel rail, tiled walls, window to side.

First Floor

Landing

Access to boarded out loft.

Bedroom 1

19' 1" x 8' 5" Max (5.82m x 2.57m Max)

Window to front and rear, storage cupboard, radiator.

Bedroom 2

13' 6" x 8' 9" Excluding recess. (4.11m x 2.67m Excluding recess.)

Window to front, storage cupboard, radiator.

Bedroom 3

13' 6" Max x 14' (4.11m Max x 4.27m)

Excluding shower room, wardrobes housing boiler, radiator, window to rear.

Shower Room

shower cubicle, wash hand basin.





Externally

Front Garden

Lawn area, long driveway.

Rear Garden

Garage



view this property online mannersandharrison.co.uk/Property/HAR118841



welcome to

Retford Grove, Hartlepool

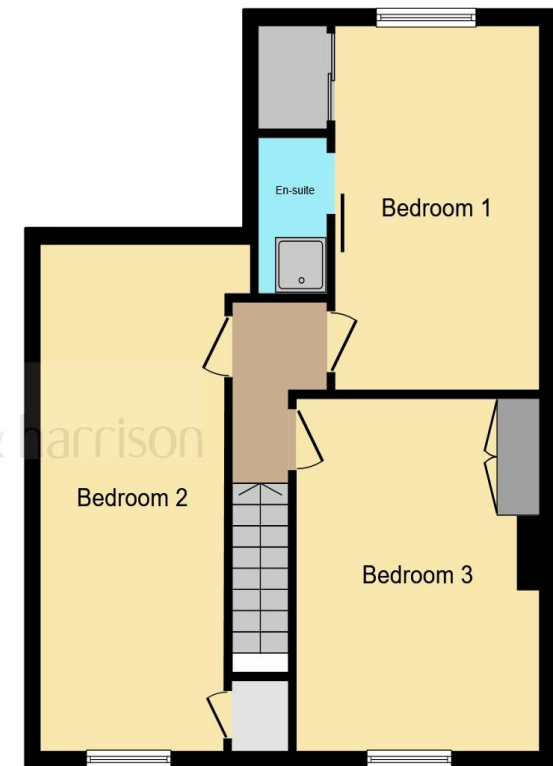
- 2 RECEPTION ROOMS
- SPACIOUS KITCHEN/ DINER
- SHOWER ROOM ADDITION
- WEST FACING REAR GARDEN
- DRIVEWAY & GARAGE

Tenure: Freehold EPC Rating: D

£220,000



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

view this property online mannersandharrison.co.uk/Property/HAR118841



Property Ref:
HAR118841 - 0009

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