



**Stokesley Road, Hartlepool TS25 1EE**

**welcome to**

## **Stokesley Road, Hartlepool**

Beautifully presented and well maintained, is this fabulous three bedroomed semi-detached dormer bungalow. Nicely located in a sought after location of Seaton Carew with easy access to schools, local amenities, bus routes and just a short distance from sea front.

### **Entrance Hallway**

Accessed via composite double glazed door, UPVC double glazed window panel to the side of the door, anthracite grey vertical wall mounted radiator, open understairs storage, staircase to first floor, door leading to downstairs bathroom and lounge.

### **Lounge**

10' 1" maximum x 15' 1" ( 3.07m maximum x 4.60m )  
UPVC double glazed window to front, radiator, TV point, telephone point, UPVC internal doors for ease of maintenance, coal effect electric fire with decorative wooden surround and marble hearth, double internal doors leading to:-

### **Reception Room 2**

7' 1" x 14' 7" ( 2.16m x 4.45m )  
Coved cornicing, 2 radiators, UPVC double glazed door to rear, UPVC window panel to side of door, open to the kitchen.

### **Kitchen**

7' 10" x 13' 8" ( 2.39m x 4.17m )  
Beautiful range of wood shaker wall and base units with contrasting working surfaces, space for a American style fridge freezer, plumbing and recess for dishwasher and washing machine, stainless steel sink/drainer with mixer tap, UPVC double glazed window to rear and side, tiled splashback, 4 ring gas hob with chimney style extractor over, inset electric oven, wine rack, tiled flooring.

### **Bathroom**

UPVC double glazed window to side, walk in shower cubicle with rainfall shower head and handheld attachment, bathroom wall boarding to walls, LVT flooring, wash hand basin on a vanity unit, concealed cistern low level low flush WC, clad ceiling, chrome heated towel rail.

### **First Floor Landing**

UPVC double glazed window to side, loft hatch access.

### **Bedroom 1**

9' 7" maximum x 12' 4" maximum ( 2.92m maximum x 3.76m maximum )  
UPVC double glazed window to front, radiator, 2 door built in mirrored sliding wardrobes, door leading to en suite.

### **En Suite**

Low level low flush WC, half tiled wall, round wash hand basin with mixer tap and tiled surround, vinyl flooring, chrome heated towel rail, extractor fan.

### **Bedroom 2**

8' 7" x 11' 9" ( 2.62m x 3.58m )  
UPVC double glazed window to rear, radiator.

### **Bedroom 3**

7' 3" maximum x 8' 8" maximum ( 2.21m maximum x 2.64m maximum )  
UPVC double glazed window to side, radiator, built in storage cupboard housing Baxi combination boiler.

### **Externally**

#### **Front**

Gate and fence, outdoor tap, wall enclosed with driveway, pebbled area for ease of maintenance, raised sleeper pebbled area with planting.





### **Rear Garden**

South facing, little sun trap, decking area, gate leading to side, personal door leading to garage, fence enclosed, lawned area, railway sleeper edging with pebbles and mature planting, up and over door, concrete area to side of property for parking.

### **Garage**



***view this property online*** [mannersandharrison.co.uk/Property/HAR118915](http://mannersandharrison.co.uk/Property/HAR118915)



welcome to

## Stokesley Road, Hartlepool

- SHORT DISTANCE FROM SEA FRONT
- POPULAR LOCATION
- EN SUITE
- GARAGE
- DRIVEWAY

Tenure: Freehold EPC Rating: D

**£180,000**



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/HAR118915](http://mannersandharrison.co.uk/Property/HAR118915)



Property Ref:  
HAR118915 - 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)