



Mowbray Road, Hartlepool TS25 2NA

welcome to

Mowbray Road, Hartlepool

Wow! A breathtaking transformation this stunning three-bedroom semi-detached home has been meticulously reconfigured and refurbished to an exceptional standard, with no expense spared.

Agents Note

Entrance Hall

Composite door to front, under stairs storage cupboard, feature glass staircase.

Lounge

12' 1" x 14' 1" (3.68m x 4.29m)

Window to front, media wall, radiator.

Kitchen/ Diner

18' 7" x 11' 2" (5.66m x 3.40m)

Fitted with a range of wall and base units with complimenting working surfaces, integrated fridge/freezer, dishwasher and washer/dryer, integrated over, hob and extractor hood, French doors to rear, window to rear, radiator.

First Floor

Landing

Airing cupboard housing boiler, loft access, window to side.

Bedroom 1

11' 5" x 12' 2" Excluding recess (3.48m x 3.71m Excluding recess)

Window to front, built in wardrobes, spotlighting, radiator.

Bedroom 2

11' 6" x 10' 2" (3.51m x 3.10m)

Window to rear, radiator, spotlighting.

Bedroom 3

6' 9" x 9' Including overstairs bulkhead (2.06m x 2.74m

Including overstairs bulkhead)

Window to front, radiator.



Externally

South Facing Rear Garden

Lawn enclosed with modern paving, SKW solar panels owned outright.

Front Garden

Double driveway, lawn area.

Garage

The detached garage has been converted into a fully functional room suitable for various uses such as a playroom, bar or office. It is fully insulated and equipped with electrical connections.



view this property online mannersandharrison.co.uk/Property/HAR118890



welcome to

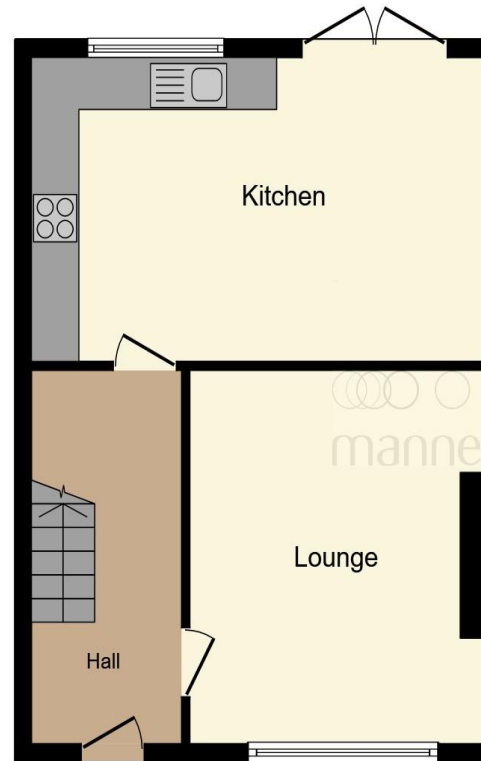
Mowbray Road, Hartlepool

- SLEEK CONTEMPORARY LIVING SPACE
- ULTRA MODERN FIXTURES AND HIGH-END FINISHES
- OPEN PLAN KITCHEN/ DINER
- REFITTED DESIGNER BATHROOM
- SOUTH FACING REAR GARDEN

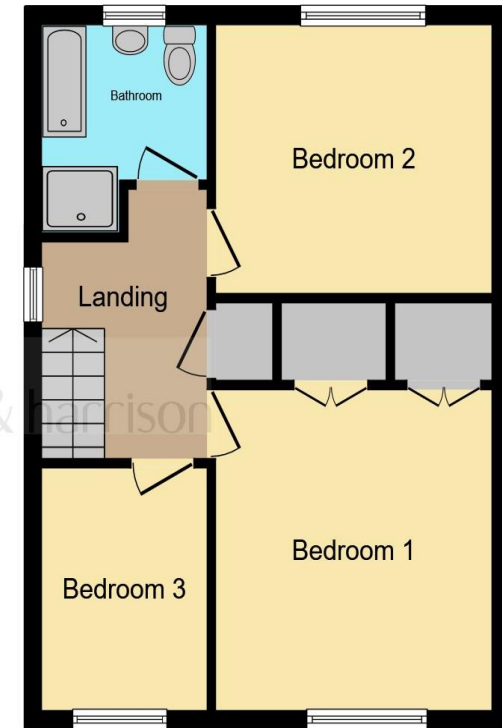
Tenure: Freehold EPC Rating: B

offers over

£210,000



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/HAR118890



Property Ref:
HAR118890 - 0008

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