



**Laurel Gardens, Hartlepool TS25 4NZ**

**welcome to**

## **Laurel Gardens, Hartlepool**

- BEAUTIFULLY PRESENTED
- OVER 55'S
- RARE TO THE MARKET
- WELL MAINTAINED COMMUNAL GARDENS
- UPGRADED WET ROOM

Tenure: Leasehold EPC Rating: B  
Council Tax Band: B Service Charge: 3233.37  
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£95,000**

### **Entrance Porch**

Secure intercom system accessing communal hallway.

### **Entrance Hall**

Private entrance hallway, 2 storage cupboards, intercom.

### **Kitchen / Living Room**

24' 7" maximum x 11' maximum ( 7.49m maximum x 3.35m maximum )  
Full length window to front, wall and base units with contrasting working surfaces and splash back tiling, stainless steel sink drainer unit, built in oven and hob, recess and plumbing for washing machine, living area.

### **Bedroom 1**

14' 2" x 10' 2" ( 4.32m x 3.10m )  
Window to front.

### **Bedroom 2**

9' 4" x 7' 10" ( 2.84m x 2.39m )  
Window to front.

### **Wet Room**

Upgraded, walk in shower with mains supply, vanity wash hand basin with mixer tap incorporating concealed low level low flush WC.

### **Externally**

### **Communal Garden**



**check out more properties at** [mannersandharrison.co.uk](http://mannersandharrison.co.uk)



**Property Ref:**  
HAR119137 - 0007

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)**