



Lawson Road, Hartlepool TS25 1AD

welcome to

Lawson Road, Hartlepool

- GARAGE
- MODERN FIXTURES AND FITTINGS
- STYLISH KITCHEN
- LOFT SPACE
- FRONT AND REAR GARDENS

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

£180,000

view this property online mannersandharrison.co.uk/Property/HAR116264

Entrance Hallway

Entered via UPVC double glazed door to the side, coved corning, loft hatch access, radiator, half wood panelled walls, stone tiled flooring, doors leading to all principal rooms, open to kitchen/diner.

Bedroom 2

12' 4" x 8' 10" (3.76m x 2.69m)
UPVC double glazed bow window to front, radiator, two built in storage cupboards, laminate flooring.

Bedroom 1

7' 10" x 15' 1" (2.39m x 4.60m)
UPVC double glazed window to front, radiator, spotlights to ceiling, laminate flooring.

Family Bathroom

4 piece bathroom suite, UPVC double glazed window to rear, stone tiled flooring, freestanding bath with central mixer tap and hand held shower attachment, corner walk in shower cubicle with bathroom wall boards, rainfall shower head and hand held attachment, radiator, wash hand basin on a vanity unit with tiled splashback and built in storage, chrome heated towel radiator, low level low flush wc.

Kitchen/ Diner

9' 4" Max x 19' 11" Max (2.84m Max x 6.07m Max)
Dining Area : Double wood and glass internal doors leading to the lounge, spiral staircase leading to top floor, half

wood panelling with dado rail, wall mounted vertical radiator, coved corning, space for dining table, stone tiled flooring.

Kitchen Area: A beautiful range of cream Shaker style wall and base units with contrasting working surfaces and matching upstands, cream subway tiled splashback, cream inset 1/2 bowl sink/drainage with swan neck mixer tap, plumbing and recess for washing machine, 4 ring gas hob with chimney style stainless steel extractor over, inset electric oven, inset microwave, integrated fridge, integrated freezer , all unit doors are soft closing, UPVC double glazed window to rear, UPVC double glazed door to rear.

Lounge

12' 4" x 16' 3" (3.76m x 4.95m)
UPVC double glazed French doors to the front with window panels either side, two radiators, TV point, coved corning, ceiling rose.

Top Floor

Landing

Velux skylight window to rear, radiator, laminate flooring, restricted head height, double doors leading to attic room.

Attic Room

Two Velux skylight windows to front, eaves storage space, laminate flooring.

Externally

Rear Garden

Low maintenance , block paved area, raised planted borders with mature planting, small storage shed, wrought iron gate leading to side of the property.

Front Garden

Block paved, small shaped lawn area, mature planted borders, wrought iron gate leading to rear.

Garage

To the rear of the property, up and over door.



Property Ref:

HAR116264 - 0002

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