



Gregory Gardens, Hartlepool TS25 4FE

welcome to

Gregory Gardens, Hartlepool

RARE TO THE MARKET! Beautiful three bedroom detached bungalow is available for sale on a desirable new development for the over 55s, offered on a 75% shared ownership scheme. Positioned on a generous prime position plot with attractive gardens.

Agents Note

This property is under shared ownership in conjunction with Thirteen Group Housing Association. There are criteria for any purchase, including eligibility relating to age, household income, affordability and subject to a financial assessment by the Housing Association's independent financial advisor. Please contact the branch for details of the eligibility criteria and the steps that need to be taken. The advertised price is for the sellers 75% share. Monthly Service Charge £33.00, . Charges reviewed annually. You should satisfy yourself in regard to eligibility and affordability before proceeding.

Entrance Hallway

Entered via composite door, window panel to one side, Karndean flooring, radiator, loft hatch access, doors leading to all principal rooms, two large built in storage cupboards.

Lounge/ Kitchen/ Dining Area

22' 10" Max x 16' 9" Max (6.96m Max x 5.11m Max)
UPVC double glazed French doors to the side leading to garden, two radiators, Karndean flooring, TV point, space for dining.

Kitchen Area: composite double glazed door to rear, UPVC double glazed window to rear, a beautiful range of grey wall and base units with complimenting working surfaces, integrated fridge, integrated and plumbing for dishwasher, integrated and plumbing for washing machine, 4 ring gas hob with stainless steel splashback, inset electric oven, stainless steel 1 1/2 bowl sink/drainers with mixer tap, cupboard housing a wall mounted combination boiler.

Bedroom 2

8' 4" x 11' 5" (2.54m x 3.48m)
UPVC double glazed window to front, radiator, TV point.

Bedroom 3

8' 5" x 11' 2" (2.57m x 3.40m)
UPVC double glazed window to rear, radiator.

Shower Room

UPVC double glazed window to front, low level low flush wc, pedestal wash hand basin with mixer tap and splashback, radiator, wet room flooring, walk in shower area with rainfall shower head and hand held attachment with a glass screen, tiled walls surrounding shower area.

Bedroom 1

9' 2" x 15' (2.79m x 4.57m)
UPVC double glazed window to the front, radiator, laminate flooring, feature electric fire , TV point.





Externally

Rear Garden

Fence enclosed, predominantly laid to lawn with a patio area, wooden gate to side leading to the driveway, external security lighting, out door tap.

Front Garden

Block paved driveway for 2/3 vehicles, open plan lawn with stonebed edging, patio walkway leading to the front door.



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- 75% SHARED OWNERSHIP
- PURCHASERS MUST BE 55 YEARS OR OLDER
- PURCHASE IS SUBJECT TO ELIGIBILITY CRITERIA AND FINANCIAL ASSESSMENT
- 3 BEDROOM DETACHED BUNGALOW
- FRONT AND REAR GARDENS

Tenure: Leasehold EPC Rating: A

Council Tax Band: C Service Charge: 396.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 26 Nov 2021.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

shared ownership

£157,500



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

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Property Ref:
HAR119294 - 0003

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