



**Bedale Close, Hartlepool TS25 1JH**

**welcome to**

## **Bedale Close, Hartlepool**

Nestled in a peaceful cul-de-sac within a sought after residential development, this modern, three bedroom, end-of-terrace home offers the perfect blend of style, comfort and practicality.

### **Entrance Hallway**

Entered via composite double glazed door, radiator, stairs to first floor, laminate flooring, door leading to lounge, kitchen and downstairs WC.

### **Downstairs W C**

UPVC double glazed window to front, laminate flooring, low level low flush WC, wash hand basin with mixer tap and tiled splashback, radiator.

### **Kitchen**

9' 7" x 9' 8" ( 2.92m x 2.95m )  
UPVC double glazed window to front, laminate flooring, space for freestanding fridge freezer, radiator, range of wall and base units with complementary working surfaces and matching upstands, plumbing and recess for washing machine, inset electric oven, 4 ring gas hob with matching splashback and stainless steel chimney style extractor over, recess for tumble dryer, inset 1. 1/2 bowl stainless steel sink/drainers with mixer tap.

### **Lounge**

16' 6" maximum x 16' maximum ( 5.03m maximum x 4.88m maximum )  
UPVC double glazed window to rear, UPVC double glazed french doors to rear, 2 radiators, understairs built in storage cupboard, laminate flooring, TV point.

### **First Floor Landing**

UPVC double glazed window to side, loft hatch access, built in storage cupboard, doors leading to all principle rooms.

### **Bedroom 1**

9' 8" maximum x 11' 9" maximum ( 2.95m maximum x 3.58m maximum )  
UPVC double glazed window to rear, radiator, door leading to:-

### **En Suite**

Low level low flush WC, pedestal wash hand basin with mixer tap, part tiled walls, vinyl flooring, radiator, shower cubicle with tiled surround, extractor fan.

### **Bedroom 2**

9' x 9' 9" ( 2.74m x 2.97m )  
UPVC double glazed window to front, radiator.

### **Bedroom 3**

6' 5" x 7' 8" ( 1.96m x 2.34m )  
UPVC double glazed window to rear, radiator.

### **Family Bathroom**

UPVC double glazed window to front, low level low flush WC, wash hand basin with mixer tap, panelled bath with part tiled surround, radiator, vinyl flooring, extractor fan.

### **Externally**

#### **Garage**

Roller shutter door with driveway in front.

#### **Front Garden**

Walkway leading to the front door, shaped lawn to the front with a wooden gate that leads to the rear.

#### **Rear Garden**

Fence enclosed with lawn area, decked area with patio walkway down the side which leads to the front with a wooden gate for access.







***view this property online*** [mannersandharrison.co.uk/Property/HAR119587](https://mannersandharrison.co.uk/Property/HAR119587)



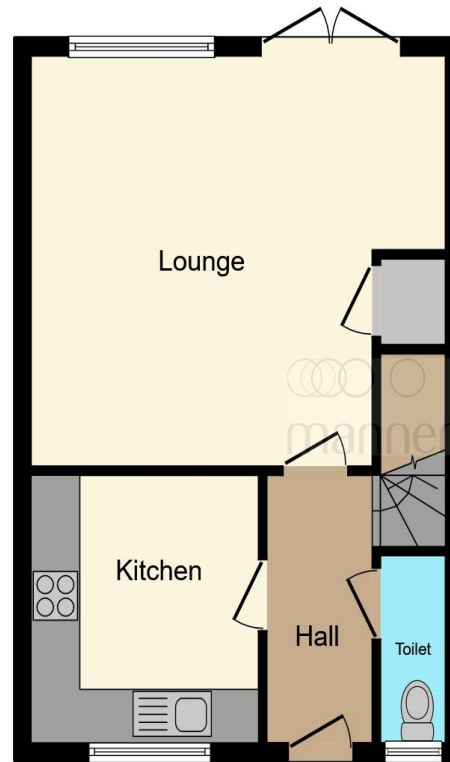
welcome to

## Bedale Close, Hartlepool

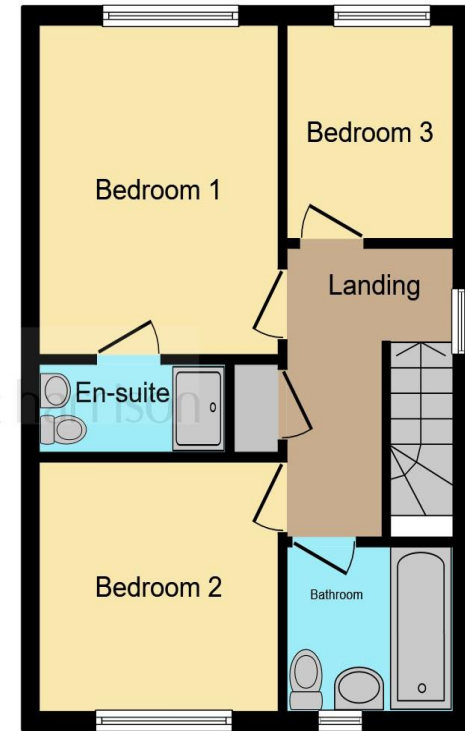
- MODERN
- POPULAR LOCATION
- DOWNSTAIRS WC
- EN SUITE
- GARAGE

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

**£140,000**



**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/HAR119587](http://mannersandharrison.co.uk/Property/HAR119587)



Property Ref:  
HAR119587 - 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)**