



Wharton Terrace, Hartlepool, TS24 8NW

welcome to

Wharton Terrace, Hartlepool

Nestled in a sought-after residential neighbourhood, this three-bedroom mid-terraced home offers the perfect blend of comfort and convenience

Entrance Hall

Entered via UPVC double glazed door into entrance hall, radiator, stairs to first floor, door leading to lounge.

Lounge

11' 3" x 15' 1" (3.43m x 4.60m)

UPVC double glazed bay window to front, coved cornicing, dado rail, radiator, electric fire with surround, door leading to dining area.

Dining Area

8' 9" x 7' 7" (2.67m x 2.31m)

UPVC double glazed window to rear, radiator, coved cornicing, dado rail, understairs storage cupboard, door leading to kitchen, door leading to bathroom.

Bathroom

UPVC double glazed window to rear, panel bath with mixer tap and hand held shower attachment, built in storage cupboard, radiator, bathroom wall boarding around bath, part wood cladded walls, pedestal wash hand basin with mixer tap.

Kitchen

11' 4" x 5' 8" (3.45m x 1.73m)

UPVC double glazed window to the side, vinyl flooring, radiator, wall mounted Logic combi boiler housed in a storage cupboard, wall and base units with contrasting working surfaces, inset electric oven, four ring gas hob, stainless steel 1 1/5 sink/ drainer with mixer tap, space for free standing fridge/ freezer, door leading to rear lobby.

Rear Lobby

Vinyl flooring, dado rail, part wood cladded walls, UPVC double glazed window to rear yard, door leading to downstairs WC.

Downstairs Wc

Low level low flush WC, half wood cladded walls, dado rail.

Landing

Stairs from hallway, loft hatch access, doors leading to bedrooms.

Bedroom 1

13' 2" Max x 13' Into bay window (4.01m Max x 3.96m

Into bay window)

UPVC double glazed bay window to front, radiator, 3 quarter picture rail, 2 door built in storage cupboard.

Bedroom 2

UPVC double glazed window to rear, radiator.

Bedroom 3

6' 4" x 6' 8" (1.93m x 2.03m)

UPVC double glazed window to rear, radiator.



Externally

Rear Yard

Fence enclosed, concrete hard standing.

Front

Wall enclosed palisade, on street parking.



view this property online mannersandharrison.co.uk/Property/HAR119691



welcome to

Wharton Terrace, Hartlepool

- GENEROUS LIVING SPACE.
- SEPARATE DINING ROOM.
- WELL PROPORTIONED BEDROOMS.
- FRESH CANVAS FOR PERSONALISATION.
- SOUGHT AFTER RESIDENTIAL NEIGHBOURHOOD.

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers in the region of

£70,000



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/HAR119691



Property Ref:
HAR119691 - 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



Shrewsbury House 129 York Road,
HARTLEPOOL, Durham, TS26 9DW



mannersandharrison.co.uk