



**Thornhill Gardens, Hartlepool, TS26 0HX**

welcome to

## Thornhill Gardens, Hartlepool

This attractive, traditional, bay fronted end-terraced family home offers deceptively spacious accommodation that's sure to appeal to a range of buyers. Ideally located close to local amenities and well-regarded schools, this delightful home is not to be missed.

### Entrance Hallway

Entered via composite double glazed door, window panel to side, radiator, stairs to first floor, door leading to the dining area and into the kitchen.

### Open Plan Dining/ Lounge

26' 8" Max x 15' 9" Max ( 8.13m Max x 4.80m Max )  
'L' shaped , UPVC double glazed bay window to front, radiator, feature brick fireplace, open into the living room, UPVC double glazed French doors to rear, radiator, TV point, duel fuel cast iron log burner with a brick surround and slate hearth, door leading to hallway, understairs storage cupboard, door leading to the kitchen.

### Kitchen/ Diner

17' 9" x 6' 5" ( 5.41m x 1.96m )  
Bright and airy with UPVC double glazed window to the rear and side, UPVC double glazed door to the side, vinyl flooring, radiator, space for dining table, spotlighting to ceiling, a range of wood wall and base units with complimenting marble effect working surfaces with matching upstands, stainless steel 1 1/2 bowl sink/drainer with swan neck mixer tap, plumbing and recess for washing machine. space for tumble dryer, inset electric oven, 4 ring gas hob with stainless steel extractor over, integrated fridge, integrated freezer.

### First Floor

#### Landing

Stairs from hallway, doors leading to all principal rooms, loft hatch access.

#### Family Bathroom

UPVC double glazed window to the rear, 'P' shaped bath with central mixer tap and handheld shower

over with glass shower screen, low level low flush wc, wash hand basin on a vanity unit, chrome heated towel rail, spotlights to ceiling, extractor fan, white subway tiles around the bath area, tiled flooring.

#### Bedroom 1

11' 9" Excluding bay window x 10' 9" ( 3.58m Excluding bay window x 3.28m )  
UPVC double glazed bay window to front, radiator, TV point.

#### Bedroom 2

11' 9" x 9' 7" ( 3.58m x 2.92m )  
UPVC double glazed window to rear, radiator, two built in storage cupboards.

#### Bedroom 3

6' 4" x 6' ( 1.93m x 1.83m )  
UPVC double glazed window to front, radiator.



## Externally

### Front

Wall enclosed , concrete hard standing for ease of maintenance, wrought iron gate lading to the front door.

### Rear Garden

Indian sandstone patio area, outdoor tap, raised lawned area, wall and fence enclosed.



***view this property online*** [mannersandharrison.co.uk/Property/HAR119700](http://mannersandharrison.co.uk/Property/HAR119700)



welcome to

## Thornhill Gardens, Hartlepool

- FEATURE DUAL FUEL LOG BURNER
- OPEN PLAN DINING/ LOUNGE
- GOOD SIZED BREAKFASTING KITCHEN
- ENCLOSED REAR GARDEN
- IDEALLY LOCATED

Tenure: Freehold EPC Rating: D

Council Tax Band: B

**£115,000**



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](http://www.focalagent.com)

**view this property online** [mannersandharrison.co.uk/Property/HAR119700](http://mannersandharrison.co.uk/Property/HAR119700)



Property Ref:  
HAR119700 - 0008

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**