



Stockton Road, Hartlepool TS25 5DE

welcome to

Stockton Road, Hartlepool

NO FORWARD CHAIN! This beautifully presented, two-bedroom, detached bungalow is set on a generous plot along the sought after Stockton Road in Hartlepool.

Entrance Hall

Entered via a composite double-glazed door to side, radiator, loft hatch access, tiled flooring, doors leading to all principal rooms.

Lounge

12' 9" x 12' 4" excluding bow window (3.89m x 3.76m excluding bow window)

Bright and airy with UPVC double glazed bow window to front and side, coved cornicing, radiator, TV point, feature fire opening with a wooden beam and slate hearth with electric log effect burning fire.

Kitchen/Diner

12' maximum x 20' 8" maximum (3.66m maximum x 6.30m maximum)

Open plan, UPVC double glazed window to side, radiator, cladded ceiling with spotlights, feature downlight (which would go over the dining table).

Kitchen area - beautiful range of high gloss wall and base units with marble effect working surfaces and matching splashback, wine rack, cladded ceiling, spotlights to ceiling, UPVC double glazed window to side, UPVC double glazed window and door to rear into sun room, inset electric oven and grill, 4 ring electric hob with glass splashback, integrated fridge, integrated freezer, integrated and recess plumbing for washing machine and dryer, central breakfasting island, inset 1 1/2 bowl sink/drainers with mixer tap, tiled flooring.

Sunroom

11' 1" x 10' 6" (3.38m x 3.20m)

UPVC double glazed construction with bi-folding doors across the rear, apex roof, feature downlighting, tiled herringbone style flooring, radiator, UPVC double glazed door to side leading to the garden.

Bedroom 1

13' 8" maximum x 12' 9" excluding bow window (4.17m maximum x 3.89m excluding bow window)
UPVC double glazed bow window to front, 2 radiators, 4 door built in mirrored sliding wardrobes.

Bedroom 2

13' 6" maximum x 10' maximum (4.11m maximum x 3.05m maximum)
UPVC double glazed window to rear, spotlights to ceiling, 2 radiators.

Family Bathroom

Great size, ultra-modern with 4 piece suite, tiled walls, tiled flooring, cladded ceiling, spotlights to ceiling, extractor fan, UPVC double glazed window to rear, freestanding bath with corner freestanding swan neck mixer tap with a handheld shower attachment, chrome heated towel rail, low level low flush WC, wash hand basin on a vanity unit, large corner shower cubicle with rainfall shower head and handheld attachment, wall mounted storage.

Loft Space

Boarded with power and light, large hatch and drop-down wooden ladders.



Externally



Front Garden

Double fenced gate, imprint concrete driveway for approximately 6 plus vehicles, CCTV, two external electrical points, dawn till dusk external lighting.

Rear Garden

Southwest facing garden fence enclosed, Indian sandstone patio area, wood-built summerhouse with power and lighting, tool shed, large, shaped lawn area, garden shed, another patio area to the rear, wooden gate that gives access to side of the property, external water pipe and two external electrical points, dawn till dusk external lighting and alarm system.



view this property online mannersandharrison.co.uk/Property/HAR118912



welcome to

Stockton Road, Hartlepool

- CCTV
- LARGE DRIVEWAY FOR APPROXIMATELY 6 VEHICLES
- NO FORWARD CHAIN
- GENEROUS PLOT
- WEST FACING GARDEN

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

£220,000



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/HAR118912



Property Ref:
HAR118912 - 0006

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