

Bedroom 3 (front)

8' 9" narrowing to 6' 10" x 7' 2" (2.67m narrowing to 2.08m x 2.18m)

UPVC Double Glazed window with leaded came and rose motif to transom.

Fully Tiled Bathroom

'pink' suite including cast iron bath with mixer taps and over bath shower attachment, curtain and rail, pedestal wash basin, heated towel rail, single glazed window.

Tiled Separate Wc

with close coupled suite, UPVC Double Glazed window with opaque glazing.

Externally

Larger Than Usual Rear Garden

patio area, generous area of lawn bisected by footpath leading to;

Garage (pre Cast Concrete)

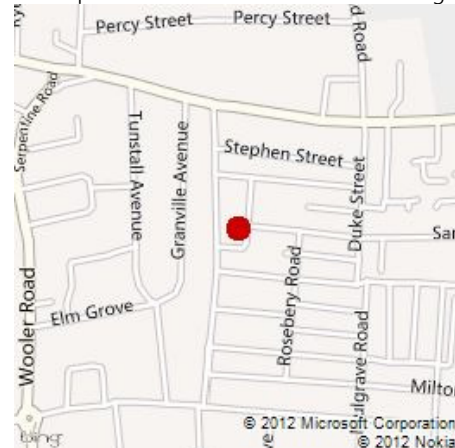
18' 10" x 9' (5.74m x 2.74m)

Front Garden

low maintenance mainly pebbled with flowering bush, dwarf boundary wall and ornamental gate.

Directions

No. 6 faces west on Zetland Road, which runs between Weldeck Road and Suggitt Street. There are shops in Duke Street and Mulgrave Road and the area is served by schools for all ages. Hartlepool Town Centre and Marina amenities are within a few minutes drive and there is easy access via the Hart Village by-pass to the A19 for fast commuting to Teesside, Sunderland and Newcastle. Durham Tees Valley and Newcastle International Airports are within comfortable driving distance.



The circle points to the centre of the postcode, and does not pinpoint the actual address. Please contact the branch for more details.

Viewing by appointment with

Manners & Harrison

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Property Ref: HAR104449 - 0013

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(91-100)		
B	(81-90)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
A	(91-100)		
B	(81-90)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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5. Where a Home Information Pack or Home Report is held for this property, it is available for inspection at the branch by appointment. If you require a printed version, you will need to pay a reasonable reproduction charge reflecting printing and other costs. 6. We are not able to offer an opinion either verbal or written 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.



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£75,000 offers in excess of



Zetland Road Hartlepool TS26 8PZ

ON A GENEROUS SITE & WITH THE ADVANTAGE OF A GARAGE, a 3 Bedroomed Semi-Detached House, extended and partially improved, yet with bags of scope for the new owners to indulge their enthusiasm.

- EXTENDED 3 BEDROOMED SEMI-DETACHED HOUSE WITH GARAGE
- PART UPVC DOUBLE GLAZING & GAS CENTRAL HEATING
- ADAPTED FOR A FAMILY WITH A DEPENDANT RELATIVE





Agents Notes

EXTENDED AND ADAPTED FOR A FAMILY WITH A DEPENDANT RELATIVE, a Semi-Detached House built in the 1950's to a pleasant design and enhanced by the addition of a Ground Floor Shower Room and Utility Area. The property has 2 Reception Rooms; a west facing Lounge with a bay window, off the Hall, leading to a Dining Room, which has French doors overlooking the rear garden. The Kitchen, which also can be accessed via the Hall, overlooks the rear garden too and gives access to the Utility and Ground Floor Shower Room. On the First Floor are 3 Bedrooms, one with triple robes and the Main Front with a deep bay, like the Lounge. The Bathroom is fully tiled and has an overbath shower attachment, along with a Tiled Separate WC. The property has Gas Central Heating and Part UPVC Double Glazing. There is a generous, much wider than usual Rear Garden and a Garage of pre cast concrete construction, whilst the Front Garden is low maintenance, pebbled with a flowering bush.

Entrance Canopy

Entrance Hall

'Georgian' style door with orchid and bullseye glazing, partially encased radiator, recess under stairs off.

West Facing Lounge

12' 11" x 13' 1" narrowing to 11' 9" plus bay 6'1" x 2'3" (3.94m x 3.99m narrowing to 3.58m plus bay 6'1" x 2'3")
UPVC Double Glazing with rose motif and leaded came transom, louvre blind, gas fire, part 'knotty pine' panelling, archway to;

Dining Room

11' 10" narrowing to 11' 5" x 8' 5" narrowing to 6'11" (3.61m narrowing to 3.48m x 2.57m)
twin radiator, UPVC Double Glazed French door to rear garden.

Kitchen

10' 3" x 8' 7" narrowing to 7' 5" plus 2'9" x 1'9" (3.12m x 2.62m narrowing to 2.26m plus 2'9" x 1'9")
single drainer stainless steel sink unit, double corner unit and single floor unit, recess for cooker and automatic washer (excluded), upstand area in ceramic tiling with 'oldie worldie' motif, double and single wall cupboards, open storage shelves, recess for fridge (excluded), storage cupboard with top cupboard over, pantry cupboard, UPVC Double Glazed window with roller blind, fluorescent light.

Utility

7' 7" x 4' 4" plus 4'0" x 4'0" (2.31m x 1.32m plus 4'0" x 4'0")
window.

Shower Room

8' 9" x 4' 7" plus 3'7" x 3'6" (2.67m x 1.40m plus 3'7" x 3'6")
with 'Redring' shower in tiled recess, wash basin, close coupled WC, UPVC Double Glazed window with orchid glazing.

First Floor

Landing

UPVC Double Glazed window.

Bedroom 1 (front)

12' x 12' plus bay 7'6" x 3'0" (3.66m x 3.66m plus bay 7'6" x 3'0")
UPVC Double Glazed bay window with rose and leaded came motif to transoms, radiator.

Bedroom 2 (rear)

9' 9" x 8' 11" plus 3'0" x 2'4" (2.97m x 2.72m plus 3'0" x 2'4")
UPVC Double Glazed window, radiator, triple robe, airing cupboard with hot water cylinder insulated.

