



Zetland Road, HARTLEPOOL, TS26 8PZ

welcome to

Zetland Road, HARTLEPOOL

Modern Three-Bedroom Home on a Generous Plot - No Onward Chain. Set on a larger-than-average corner plot, this attractive home enjoys ample off-street parking to the front, gardens to the side and rear, and the added benefit of a garage accessed from the rear!

Entrance Hall

UPVC door to front, radiator, under stairs storage cupboard.

Downstairs Wc

Window to front, low level low flush WC, vanity wash hand basin.

Lounge

14' 2" x 12' 9" (into bay) (4.32m x 3.89m (into bay))
Bay window to front, radiator, plasma fire place.

Kitchen/Diner

11' 6" (max) x 19' 3" (max) (3.51m (max) x 5.87m (max))
Cream wall and base units with complemeting working surfaces, radiator, 1 1/2 stainless steel sink and draining unit with mixer tap, integrated dishwasher and microwave, built in oven, hob and hood, dining area: door to rear garden.

Utility Room

8' 9" x 7' 6" (max) (2.67m x 2.29m (max))
Plumbing for washing machine, working surfaces, boiler, window to rear, door to rear.

Landing

Window to side, loft access.

Bedroom 1

14' 8" (Into bay) x 12' 1" (4.47m (Into bay) x 3.68m)
Bay window to front, radiator.

Bedroom 2

10' 5" (max) x 12' 1" (max) (3.17m (max) x 3.68m (max))
Window to rear, built in cupboard, radiator.

Bedroom 3

8' 7" (max) x 7' 1" (max) (2.62m (max) x 2.16m (max))
Window to front, radiator.

Bathroom

Window to rear, window to side, bath with mixer tap and shower over, vanity wash hand basin, low level low flush.





Rear Garden

Large patio an lawn, fitted seating area, side access.

Parking

Driveway and on street parking.

Garage

Garage to rear.



view this property online mannersandharrison.co.uk/Property/HAR119394



welcome to

Zetland Road, HARTLEPOOL

- MODERN FAMILY HOME
- NO ONWARD CHAIN
- ON A GENEROUS PLOT
- THREE BEDROOMS
- GARAGE

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£125,000



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

view this property online mannersandharrison.co.uk/Property/HAR119394



Property Ref:
HAR119394 - 0005

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.



01429 261351



Hartlepool@mannersandharrison.co.uk



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



mannersandharrison.co.uk