



Wynyard Mews, Hartlepool TS25 3JF

welcome to

Wynyard Mews, Hartlepool

This spacious ground floor flat is ideally located on Wynyard Mews and presents an excellent opportunity for a range of buyers, whether you are an investor, a first-time buyer, or someone looking to downsize.

Agents Note:

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.

Entrance Vestibule

Entered via a UPVC double glazed door into entrance vestibule, door leading into lounge.

Lounge

15' x 12' 9" (4.57m x 3.89m)

UPVC double glazed window to front, radiator, door leading to rear lobby, door leading to inner lobby.

Rear Lobby

Door leading to rear garden, radiator, door into kitchen.

Kitchen

10' 7" x 8' 3" (3.23m x 2.51m)

UPVC double glazed window to rear, vinyl flooring, range of wall and base units with contrasting working surfaces, tiled splashback, stainless steel 1 1/2 bowl sink/ drainer with mixer tap, plumbing and recess for washing machine, space for free standing cooker with stainless steel chimney style extractor over, wall mounted Main combi boiler, space for free standing fridge, radiator.

Inner Hallway

Gives access to bedrooms and family bathroom, built in storage cupboard.

Bedroom 1

13' 8" x 9' 8" (4.17m x 2.95m)

UPVC double glazed window to front, radiator.

Bedroom 2

9' 5" x 11' 3" (2.87m x 3.43m)

UPVC double glazed window to rear, radiator.

Family Bathroom

UPVC double glazed window to rear, laminate flooring, radiator, low level low flush wc, bath with a electric shower over, partly tiled walls, wash hand basin, extractor fan, radiator.

Externally

Front Of Property

Dropped kerb which gives access to driveway, shape lawned area with a picket fence.

Rear Garden

Fence enclosed, predominantly laid to lawn with some patio areas.





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welcome to

Wynyard Mews, Hartlepool

- PRIVATE DRIVEWAY.
- GENEROUS REAR GARDEN.
- 2 WELL PROPORTIONED BEDROOMS.
- BRIGHT LOUNGE.
- GROUND FLOOR.

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 1990.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£40,000



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

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Property Ref:
HAR119815 - 0002

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