



Park Square, Hartlepool TS26 0HW

welcome to

Park Square, Hartlepool

Available for sale with no onward chain, this impressive five-bedroom bay-fronted mid-terrace home offers spacious accommodation arranged over three floors, with ample living and office space.

Entrance Hall

Entrance vestibule, inner door to hallway, staircase to first floor.

Lounge

15' 4" Into bay windows. x 13' 1" Excluding recess. (4.67m Into bay windows. x 3.99m Excluding recess.)
Bay window to front, open fire place, radiator.

Dining Room

14' 3" x 13' 1" Excluding recess. (4.34m x 3.99m Excluding recess.)
Window to rear, radiator.

Kitchen

10' 4" x 14' 7" Max (3.15m x 4.45m Max)
Extensive range of wall and base units in white with contrasting working surfaces, stainless steel sink/ drainer unit with mixer tap, built in oven with hob and hood over, recess and plumbing for washing machine, window to side, understairs storage cupboard.

Utility

10' 4" x 9' 5" (3.15m x 2.87m)
Door to side, window to side, continuation of wall and base units, recess and plumbing for washing machine.

1st Floor Landing

Staircase to 2nd floor, access to bedrooms 3,4 and 5.

Bedroom 3

13' 8" x 14' 8" (4.17m x 4.47m)
Window to rear, radiator.

Bedroom 4

13' 4" x 13' 8" (4.06m x 4.17m)
Window to front, radiator.

Bedroom 5

7' 2" x 10' 5" (2.18m x 3.17m)
Window to front.

1st Floor Bathroom

Modern 4 piece suite, walk in shower cubicle, bath, low level low flush wc, pedestal wash hand basin, radiator, window to front.

2nd Floor Landing

Access to bedrooms 1 and 2.

Bedroom 1

20' 6" Max. x 13' 8" (6.25m Max. x 4.17m)
Window to front, radiator.

Bedroom 2

13' 8" x 14' 4" (4.17m x 4.37m)
Window to rear, radiator.

2nd Floor Bathroom

3 piece suite, bath, low level low flush wc, pedestal wash hand basin.

Externally Front Garden

Small garden, on street parking.

Rear Garden

Yard.





view this property online mannersandharrison.co.uk/Property/HAR119813



welcome to

Park Square, Hartlepool

- SPACIOUS ACCOMMODATION.
- ARRANGED OVER THREE FLOORS.
- 2 BATHROOMS.
- NO ONWARD CHAIN.
- OVERLOOKING THE GREEN.

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: B

£190,000



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/HAR119813



Property Ref:
HAR119813 - 0003

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