



Lanark Road, Hartlepool, TS25 3RT

welcome to

Lanark Road, Hartlepool

Located on the popular Owton Manor estate, this two bedroom terraced home offers an excellent opportunity for a variety of buyers, whether you are a first-time purchaser, looking to downsize or seeking an investment.

Entrance Hallway

Entered via UPVC double glazed door, stairs to first floor, radiator, door leading to lounge, door leading to kitchen.

Lounge

10' 3" x 15' 1" (3.12m x 4.60m)

Dual aspect with UPVC double glazed window to front and rear, coved cornicing, 2 radiators, TV point, electric feature coal effect fire with marble surround and hearth.

Kitchen

11' 1" excluding staircase recess x 14' 8" (3.38m excluding staircase recess x 4.47m)

UPVC double glazed window to front, vinyl flooring, radiator, breakfast bench, understairs storage, wall mounted Ideal Logic combination boiler, range of wall and base units with complementing working surfaces, tiled splashback, space for freestanding cooker, plumbing and recess for washing machine, stainless steel sink/drainage with mixer tap. freestanding fridge freezer, built in storage cupboard, UPVC double glazed door to front, door leading to rear lobby.

Rear Lobby

Composite double glazed door leading to rear garden.

First Floor Landing

Stairs from hallway, UPVC double glazed window to rear, loft hatch access, doors leading to bedroom 1, 2 and family bathroom.

Bedroom 1

15' 2" x 10' 3" maximum (4.62m x 3.12m maximum)

UPVC double glazed window to rear, radiator, 2 built in storage cupboards.

Bedroom 2

9' 3" x 14' 5" maximum (2.82m x 4.39m maximum)

UPVC double glazed window to front, radiator, part restricted floor space due to bulk head, built in storage over.

Family Bathroom

UPVC double glazed window to rear, low level low flush WC, wash hand basin, panelled bath with a Triton electric shower over, vinyl flooring, radiator, extractor fan.



Externally

Front Garden

Wall enclosed with a wrought iron gate, step up to the property and there are 2 shaped lawn areas.

Rear Garden

2 shaped lawn areas, stonebed area to rear, fence enclosed, wooden garden shed, patio area, brick built outhouse.



view this property online mannersandharrison.co.uk/Property/HAR119895



welcome to

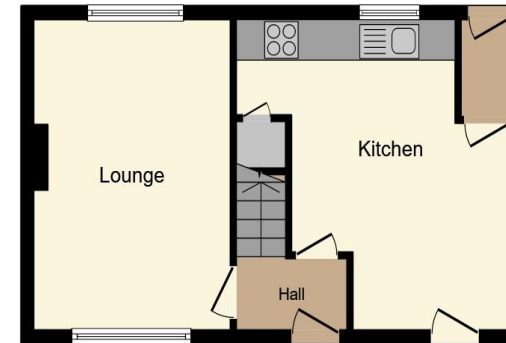
Lanark Road, Hartlepool

- POPULAR LOCATION
- WELL PRESENTED
- FRONT & REAR GARDENS
- SUITS A VARIETY OF BUYERS
- 2 SUPERB SIZED BEDROOMS

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£90,000



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/HAR119895



Property Ref:
HAR119895 - 0002

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