



Avro Gardens, Hartlepool TS25 2FA

welcome to

Avro Gardens, Hartlepool

Tucked away in a quiet cul-de-sac, this modern four-bedroom detached family home is offered for sale with no onward chain.

Entrance Hallway

Radiator, staircase to First Floor.

Guest Wc

Window to rear aspect, wall mounted wash hand basin, low level low flush wc, radiator.

Lounge

15' 7" x 11' 1" (4.75m x 3.38m)

Window to front aspect, radiator, double doors leading to:

Open Plan Kitchen/ Diner

18' 5" x 9' 6" (5.61m x 2.90m)

Fitted with a modern range of wall and base units in white hi-gloss complementing working surfaces, inset stainless steel 1 1/2 sink/drain unit with mixer tap, built in electric oven with 4-ring gas hob and extractor hood over, integrated dishwasher and fridge freezer, understairs storage cupboard, radiator, window to rear aspect, french doors leading to rear garden.

Utility

5' 2" x 7' 1" (1.57m x 2.16m)

Door to side aspect, wall mounted gas central heating boiler, working surfaces with recess and plumbing for washing machine, door leading to Garage, radiator.

First Floor Landing

Storage cupboard, loft void access.

Bedroom 1

13' 4" x 14' 5" (4.06m x 4.39m)

Window to front aspect, radiator, overstairs storage cupboard.

En Suite

Window to side, shower cubicle with mains supply shower, pedestal wash hand basin, low level low flush wc, radiator.

Bedroom 2

12' 3" x 9' 4" (3.73m x 2.84m)

Window to front aspect, radiator.

Bedroom 3

9' 4" x 9' 6" (2.84m x 2.90m)

Window to rear aspect, radiator.

Bedroom 4

9' 6" x 7' 2" (2.90m x 2.18m)

Window to rear aspect, radiator.

Family Bathroom

Window to rear aspect, panelled bath, pedestal wash hand basin, low level low flush wc, extractor, radiator.

Externally Front Of Property

Lawned area with a nice outlook over greenery, driveway leading to Garage offering off street parking.

Rear Of Property

Enclosed garden, predominantly laid to lawn with decked area.





view this property online mannersandharrison.co.uk/Property/HAR119919



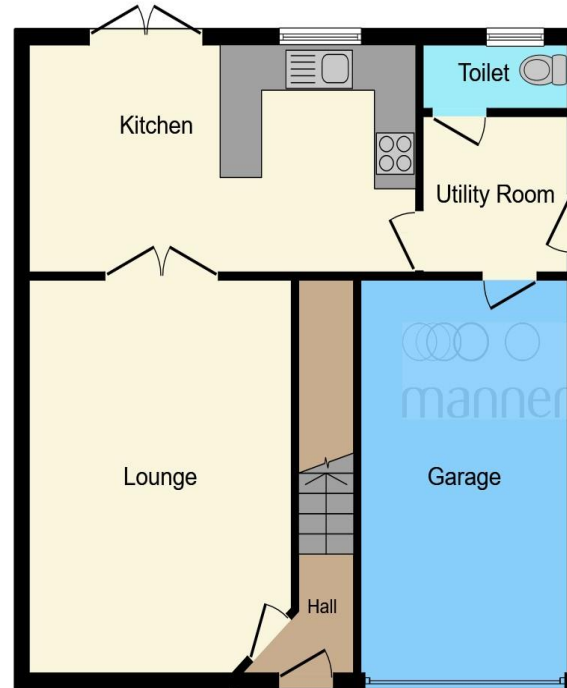
welcome to

Avro Gardens, Hartlepool

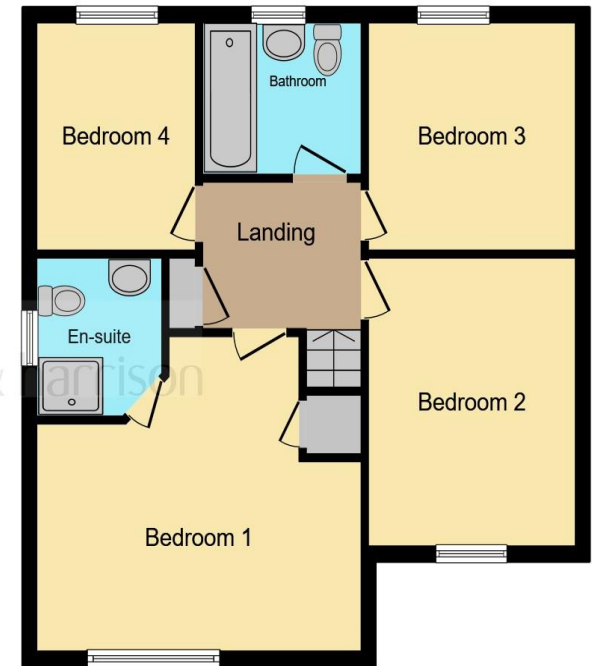
- NO ONWARD CHAIN.
- UPVC DOUBLE GLAZED AND GAS CENTRAL HEATED.
- KITCHEN/ DINER.
- MASTER BEDROOM WITH EN SUITE.
- FRONT AND REAR GARDENS.

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

£240,000



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/HAR119919



Property Ref:
HAR119919 - 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