



Windermere Road, Hartlepool TS25 5BS

welcome to

Windermere Road, Hartlepool

Nestled in the sought-after area of Foggy Furze, this charming detached two-bedroom home offers an excellent opportunity for a range of buyers. Lovingly cared for by the current owner and attractively priced, the property combines comfort and convenience in equal measure.

Entrance Hall

Entered via composite double glazed door, stairs to first floor, laminate flooring, radiator, door leading to lounge.

Lounge

12' 9" (max) x 15' 2" (into bay) (3.89m (max) x 4.62m (into bay))

UPVC double glazed bay window to front, radiator, laminate flooring, TV point, decorative coved cornicing, feature coal effect gas fire with wooden surround and marble hearth, archway leading to dining room.

Dining Room

16' (max) x 7' 8" (4.88m (max) x 2.34m)

UPVC double glazed french doors to rear, laminate flooring, under stairs storage cupboard, radiator, door leading to kitchen.

Kitchen

11' 9" x 6' 4" (3.58m x 1.93m)

UPVC double glazed window to side, vinyl flooring, range of wall and base units with complimenting working surfaces, tiled splashbacks, inset electric oven, four ring gas hob, space for a fridge/freezer, stainless steel 1 1/2 bowl sink/drainers with mixer tap, plumbing and recess for under counter washing machine, door leading to rear lobby.

Rear Lobby

Tiled with vinyl flooring, UPVC double glazed door to side, door leading to downstairs WC.

Downstairs Wc

Low level low flush WC, wash hand basin on top with mixer tap, radiator, tiled flooring, tiled walls, extractor fan.

Landing

UPVC double glazed window to side, loft hatch access, doors leading to all principle rooms.

Bedroom 1

13' (max) x 10' 5" (exc bay) (3.96m (max) x 3.17m (exc bay))

UPVC double glazed bay window to front, radiator, five door built in wardrobes with over bed storage and built in bedside tables, built in storage cupboard with UPVC double glazed window to front.

Bedroom 2

8' 6" x 9' 9" (2.59m x 2.97m)

UPVC double glazed window to rear, radiator.

Family Bathroom

UPVC double glazed window to rear, ultra modern with boarded walls, low level low flush WC, wash hand basin on vanity unit with mixer tap, P shaped bath with shower over, chrome heated towel rail, laminate flooring, spotlights, clad ceiling, extractor fan.

Front Of Property

Wall enclosed with wrought iron fencing, wrought iron gate giving access to front door.

Rear Garden

Low maintenance, fence enclosed, artificial lawned area, patio area, wooden gate leading to side into alleyway, outdoor sockets, outdoor lighting.





view this property online mannersandharrison.co.uk/Property/HAR120041



welcome to

Windermere Road, Hartlepool

- TWO BEDROOM DETACHED HOME
- SUITABLE FOR A RANGE OF BUYERS
- TWO RECEPTION ROOMS
- DOWNSTAIRS WC
- FRONT&REAR GARDENS

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

£90,000



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/HAR120041



Property Ref:
HAR120041 - 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