



Winterbottom Avenue, Hartlepool TS24 9HY

**welcome to
Winterbottom Avenue,
Hartlepool**

- FIRST TIME BUYER OPPORTUNITY
- ON STREET PARKING
- SUITABLE FOR INVESTORS
- 2 GENEROUS BEDROOMS
- REAR GARDEN

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

£90,000

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Entrance Hallway

Entered via a UPVC double glazed door into the entrance hallway, laminate flooring, radiator, stairs to first floor, door leading into the lounge.

Lounge

13' 2" x 12' 5" (4.01m x 3.78m)
UPVC double glazed window to front, radiator, TV point, laminate flooring, feature fire with decorative surround and hearth, door leading into the kitchen.

Kitchen

7' 2" x 16' 7" (2.18m x 5.05m)
UPVC double glazed window to side and rear, UPVC double glazed door to rear, vinyl flooring, understairs storage cupboard, radiator, range of white wall and base units with complimenting working surfaces, plumbing and recess for washing machine, stainless steel sink/ drainer, space for free standing fridge/ freezer, inset electric four ring hob with extractor over, inset electric oven.

Landing

Stairs from the hallway, loft hatch access, UPVC double glazed window to side.

Family Bathroom

UPVC double glazed window to rear, tiled walls, vinyl flooring, low level low flush wc, chrome heated towel rail, wash hand basin with mixer tap, panel bath with shower over and shower

screen, spotlights to ceiling.

Bedroom 1

10' x 12' 3" (3.05m x 3.73m)
UPVC double glazed window to front, radiator, 3 door built in sliding wardrobes.

Bedroom 2

10' 6" x 9' 4" (3.20m x 2.84m)
UPVC double glazed window to rear, radiator.

**Externally
Front Of Property**

Fence enclosed with a lawned area, stone bed area, walkway leading to the front door, on street parking.

Rear Garden

Fence enclosed, predominantly laid to lawn with a patio area, stone bed area with mature planting, side gate that gives access to the front.

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.

Property Ref:

HAR120176 - 0004

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