



**Bellasis Grove, Hartlepool, TS27 3PL**

**welcome to**

## **Bellasis Grove, Hartlepool**

Attention first-time buyers - this three-bedroom end-terrace property is situated in a popular and well-established residential location in Clavering.

### **Entrance Porch**

Composite door to front.

### **Lounge**

15' 9" (max) x 10' 2" (max) ( 4.80m (max) x 3.10m (max) )

French door to rear, window to front, coved cornicing, spotlights, two radiators.

### **Kitchen/Diner**

15' 5" (max) x 13' 3" (max) ( 4.70m (max) x 4.04m (max) )

Wall and base units with complimenting working surfaces and composite splashback tiling, window to front, window to rear, spotlights, stainless steel sink and drainer unit with mixer tap, radiator, built in oven, hob and hood over.



### **Utility Room**

9' 8" x 5' 5" ( 2.95m x 1.65m )

Window to side, door to side, recess and plumbing for washing machine, radiator, coved cornicing, working surfaces. (there is also a brickbuilt outerhouse connected to the utility room, currently utilised for storage)



### **Landing**

Window to rear, loft access.

### **Bedroom 1**

7' 4" (max) x 10' 4" (max) ( 2.24m (max) x 3.15m (max) )

Window to front, radiator.

### **Bedroom 2**

9' 8" x 10' 1" ( 2.95m x 3.07m )

Window to front, built in cupboard housing boiler.

### **Bedroom 3**

7' 4" x 9' 4" ( 2.24m x 2.84m )

Window to rear, radiator.



### Front Garden

Lawn and shrubs.

### Rear Garden

Lawned area.

### Parking

On street.



***view this property online*** [mannersandharrison.co.uk/Property/HAR118963](http://mannersandharrison.co.uk/Property/HAR118963)



welcome to

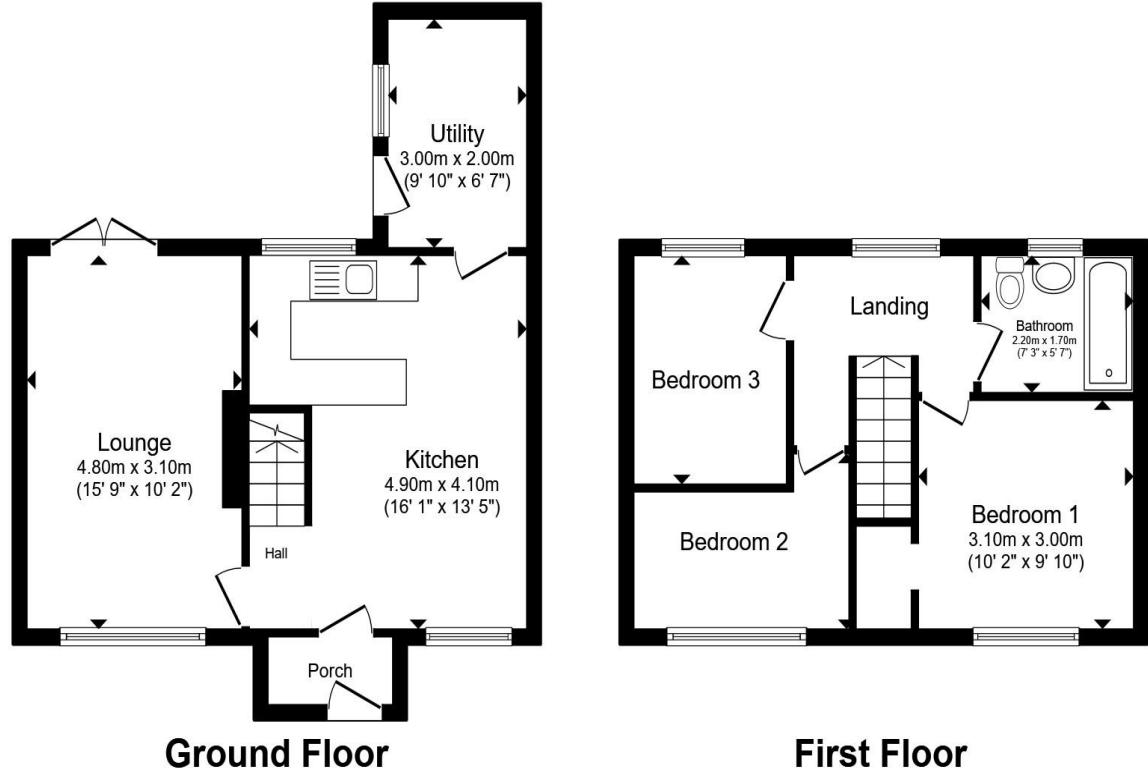
## Bellasis Grove, Hartlepool

- NO ONWARD CHAIN
- OPEN PLAN KITCHEN AREA
- UTILITY ROOM
- THREE BEDROOMS
- FRONT & REAR GARDENS

Tenure: Freehold EPC Rating: C

Council Tax Band: A

**£110,000**



Total floor area 78.5 m<sup>2</sup> (845 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



**view this property online** [mannersandharrison.co.uk/Property/HAR118963](http://mannersandharrison.co.uk/Property/HAR118963)



Property Ref:  
HAR118963 - 0005

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**