



**Esk Grove, Hartlepool TS25 4DP**



**welcome to**

## **Esk Grove, Hartlepool**

- GUIDE PRICE £75,000 TO £80,000
- WELL APPOINTED KITCHEN
- UTILITY
- SEPARATE WC
- REAR GARDEN

Tenure: Freehold EPC Rating: D

guide price

**£75,000**

### **Entrance Hall**

UPVC panelled entrance door with motif leaded Double Glazed insert, staircase to First Floor, cloaks rack, radiator.

### **Living Room**

20' 9" x 12' 4" ( 6.32m x 3.76m )  
delightful carved timber period style fire surround with cast iron insert, matching hearth and 'living flame' coal effect gas fire, dado rail, TV point, 2 radiators, UPVC Sealed Unit Double Glazed sliding patio door leading to lovely Garden.

### **Well Appointed Kitchen**

12' 9" x 8' 6" ( 3.89m x 2.59m )  
(plus door recess and under stairs storage cupboard) refitted in recent years with comprehensive range of high gloss finish base and eye level cabinets with ample contrasting high gloss finish roll top working surfaces with concealed downlighting and inset complementing coloured 1 ½ bowl single drainer sink unit with mixer tap, integrated oven finished in brushed stainless steel, 4 burner gas hob finished in brushed stainless steel with exposed 'funnel' style extractor hood over, integrated dishwasher, microwave, fridge and freezer.

### **Utility Room**

exposed brickwork painted light grey, UPVC Double Glazed panelled door leading to side.

### **First Floor**

#### **Landing**

window to rear, access to roof void.

#### **Bedroom 1**

12' 6" x 9' 4" (plus door recess) ( 3.81m x 2.84m (plus door recess) )  
radiator.

#### **Bedroom 2**

13' 1" x 12' 1" ( 3.99m x 3.68m )  
laminare flooring, radiator.

#### **Bedroom 3**

11' 4" x 9' 4" ( 3.45m x 2.84m )  
radiator.

#### **Bathroom**

white suite comprising panelled bath with new 'Mira' shower unit over and wall mounted wash hand basin, part tiled walls, radiator.

#### **Separate Wc**

half tiled walls, low flush WC.

#### **Externally**

#### **Splendid Rear Garden**

delightfully presented with lawned areas, deep feature fish pond with waterfall, flower beds, cross section of evergreens, decked patio area, side area suitable for bin store etc, trellis work, security lighting, shed.



**view this property online** [mannersandharrison.co.uk/Property/HAR112151](https://mannersandharrison.co.uk/Property/HAR112151)  
**see all our properties on** [zoopla.co.uk](https://zoopla.co.uk) | [rightmove.co.uk](https://rightmove.co.uk) | [mannersandharrison.co.uk](https://mannersandharrison.co.uk)



**Property Ref:**

HAR112151 - 0006

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**



**01429 261351**



[Hartlepool@mannersandharrison.co.uk](mailto:Hartlepool@mannersandharrison.co.uk)



Shrewsbury House 129 York Road,  
HARTLEPOOL, Durham, TS26 9DW



**[mannersandharrison.co.uk](https://mannersandharrison.co.uk)**