



Stockton Road, HARTLEPOOL TS25 1JS

welcome to

Stockton Road, HARTLEPOOL

Lovingly cared for and maintained is this two bedroomed terraced home. Desirable features include a conservatory extension, west facing garden and modern kitchen. This property is suited to a range of buyers including first time buyers, downsizers or investors alike.

Entrance Porch

Entered via composite double glazed door, UPVC double glazed windows to front and sides, dwarf wall construction, Karndean flooring, UPVC double glazed door into:-

Entrance Hallway

Staircase to first floor, door leading into lounge, door leading into kitchen/diner.

Lounge

21' maximum including bay window x 11' 9" maximum (6.40m maximum including bay window x 3.58m maximum)

UPVC double glazed bay window to front, coved cornicing, TV point, feature coal effect gas fire with decorative wood surround and marble hearth, UPVC double glazed French doors leading to:-

Conservatory

7' 7" x 8' 8" (2.31m x 2.64m)

UPVC double glazed window to rear and side, french doors to side, UPVC picture window to one of the sides, solid roof, part of the conservatory is built on dwarf brick wall, laminate flooring, central light with fan.

Kitchen/Diner

8' 4" maximum x 16' 1" maximum (2.54m maximum x 4.90m maximum)

Diner - UPVC double glazed window to front, radiator, Karndean flooring, archway leading into:-

Kitchen - beautiful range of cream gloss wall and base units with contrasting wood chop working surfaces and matching upstands, tiled splashback, recess for cooker, inset black sink/drainers with swan neck mixer tap, UPVC double glazed window to rear, karndean flooring, door leading to:-

Rear Lobby

Work surfaces with plumbing and recess for washing machine, wall mounted Baxi combination boiler, understairs storage cupboard, space for free standing fridge freezer, UPVC double glazed door leading to rear garden.

First Floor Landing

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

Bedroom 1

8' 5" onto fitted wardrobes x 12' 11" (2.57m onto fitted wardrobes x 3.94m)

UPVC double glazed window to rear, radiator, four door built in sliding wardrobes, built in storage cupboard.

Bedroom 2

8' 11" excluding window recess x 9' 7" onto fitted wardrobes (2.72m excluding window recess x 2.92m onto fitted wardrobes)

UPVC double glazed window to front, radiator, two door built in sliding wardrobes.

Bathroom

UPVC double glazed window to rear, pedestal wash hand basin, panel bath with handheld shower attachment with tiled surround, vinyl flooring, radiator, extractor fan.

Separate W C

Concertina shutter door, UPVC double glazed window to rear, low level low flush WC, vinyl flooring.





Externally

Front Garden

Wall enclosed with a wrought iron fence and wrought iron gate, two shaped lawn areas with mature planting to edges, walkway leading to front door.

Rear Garden

Two shaped lawn areas with a mature planted border, patio area, wooden gate to the side leading to the front of the property, sunny west facing.



view this property online mannersandharrison.co.uk/Property/HAR119259



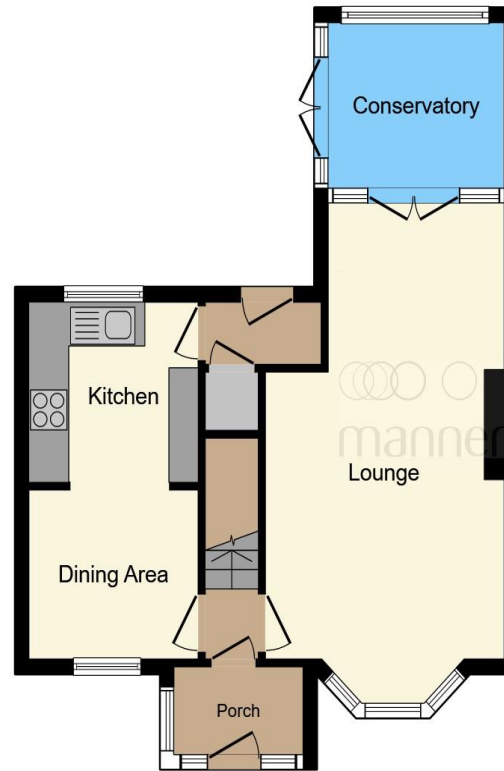
welcome to

Stockton Road, HARTLEPOOL

- CONSERVATORY
- WEST FACING REAR GARDEN
- MODERN KITCHEN
- CLOSE TO LOCAL AMENITIES
- CLOSE TO BUS ROUTES

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

£100,000



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/HAR119259



Property Ref:
HAR119259 - 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