





Whistlewood Close, Hartlepool, TS25 5FA

manners & harrison

welcome to

Whistlewood Close, Hartlepool

This well-proportioned, bright and airy four-bedroom detached family home offers spacious and versatile accommodation throughout.

Entrance Hallway
Entered via a double glazed door into the entrance hallway, UPVC double glazed window to side, stairs to first floor, doors leading to all principal rooms, radiator.

Lounge
UPVC double glazed window to the front, TV point, radiator.

Kitchen/ Diner
UPVC double glazed window to the rear, UPVC double glazed french doors to the rear, radiator, space for dining table, good range of white wall and base units with complimentary working surfaces and tiled splashback, wall mounted combi boiler, inset electric oven, four ring gas hob with stainless steel extractor over, stainless steel sink/ drainer with mixer tap, space for free standing fridge/ freezer, vinyl flooring, door that gives access to a utility room.

Utility Room
Matching base units, double glazed door to side, vinyl flooring, radiator, stainless steel sink, plumbing and recess for washing machine, tiled splashback.

Downstairs Wc
UPVC double glazed window to side, low level low flush wc, radiator, wash hand basin.

Landing
UPVC double glazed window to side, built in storage cupboard, doors leading to all principal rooms.

Bedroom 1
UPVC double glazed window to the front, radiator, door leading to the en suite shower room.

En Suite/ Shower Room
Shower cubicle with electric shower, wash hand basin with tiled splashback, low level low flush wc, UPVC double glazed window to side, radiator.

Bedroom 2
UPVC double glazed window to the rear, built in storage cupboard, radiator.

Bedroom 3
UPVC double glazed window to the front, radiator.

Bedroom 4
UPVC double glazed window to the rear, radiator.

Family Bathroom
UPVC double glazed window to side, panel bath, wash hand basin, low level low flush wc, vinyl flooring, part tiled walls.

Externally

Rear Garden
Predominantly laid to lawn with planted borders and a patio area, wooden gate that gives access down the side.

Front Of Property
Open plan lawn, feature tree, patio walkway that leads to front door, patio driveway that leads to garage with an up and over door.

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead









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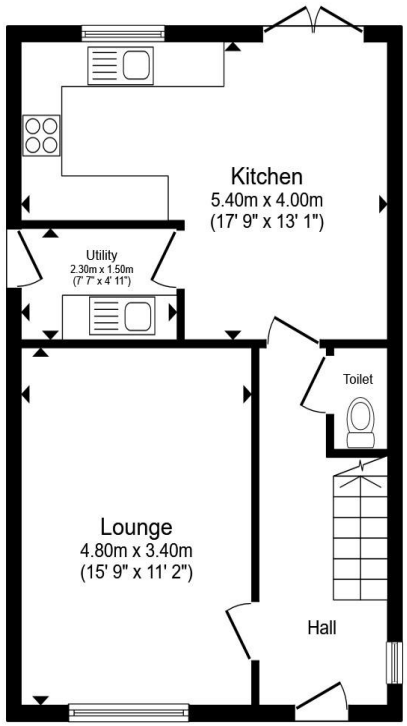
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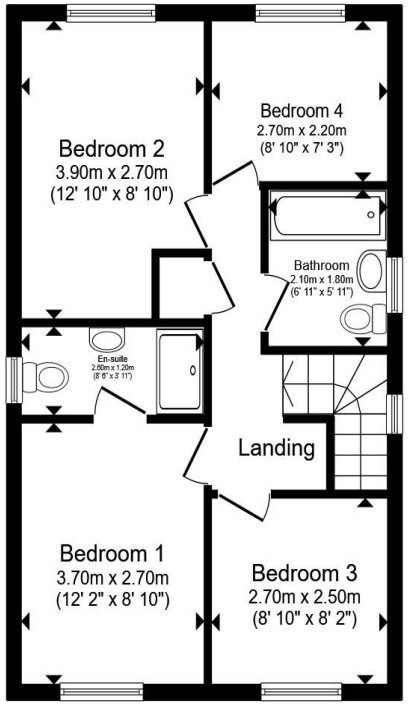
- 4 BED DETACHED HOME
- FORMER SHOW HOME
- SPACIOUS L-SHAPED KITCHEN/ DINER
- DETACHED GARAGE & DRIVEWAY
- PRIVATE REAR GARDEN

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

£210,000



Ground Floor



First Floor

Total floor area 96.1 m² (1,034 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

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The Property Ombudsman

Property Ref:
HAR115777 - 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

01429 261351

Hartlepool@mannersandharrison.co.uk

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

mannersandharrison.co.uk

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