



Formby Close, Hartlepool, TS27 3PT

welcome to

Formby Close, Hartlepool

A rare opportunity to acquire this 2/3 bedroom, link-detached bungalow, offered for sale with no onward chain. Occupying a larger-than-average corner plot, the property enjoys wrap-around gardens, including a desirable south-facing rear garden.

Entrance Lobby

UPVC double glazed door to front.

Entrance Hall

Cupboard, radiator.

Lounge

Window to front, coved cornicing, fireplace with electric fire, dado rail, radiator.

Dining Room Or Bedroom 3

Patio doors to conservatory, coved cornicing, radiator.

Kitchen

Window to front, door to side, wall and base units in white with contrasting working surfaces and complementing splash back tiling, ceramic 1 1/2 sink drainer unit with mixer tap, recess for white goods, boiler, coved cornicing,

Conservatory

Patio door, views over the garden.

Bedroom 1

Window to rear, fitted wardrobes, radiator.

Bedroom 2

Window to rear, baxi heater.

Wet Room

Window to side x 2, electric shower, low level low flush WC, pedestal wash hand basin, radiator.



Externally

Driveway and garage.

Front Garden

Lawn.

Rear Garden

South facing, greenhouse, wrap around gardens to front, side and rear, patio.



view this property online mannersandharrison.co.uk/Property/HAR120239



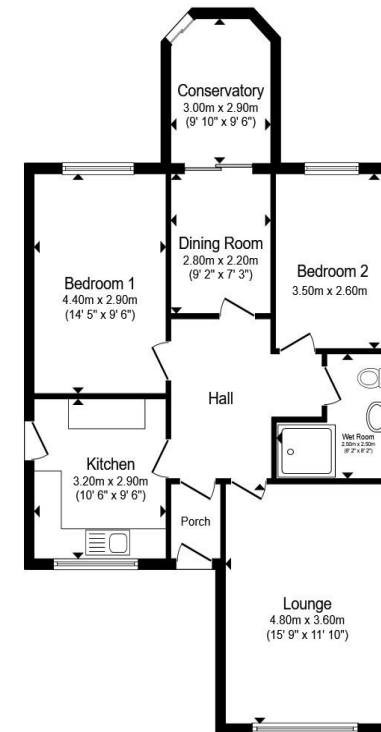
welcome to

Formby Close, Hartlepool

- CONSERVATORY
- WRAP AROUND GARDENS
- RARE OPPORTUNITY
- LARGER THAN AVERAGE
- NO ONWARD CHAIN

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

£160,000



Floor Plan

Total floor area 78.5 m² (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



view this property online mannersandharrison.co.uk/Property/HAR120239



Property Ref:
HAR120239 - 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