



**Thornhill Gardens, Hartlepool TS26 0HX**

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## **Thornhill Gardens, Hartlepool**

Available for sale with no onward chain, this three-bedroom, bay-fronted mid-terrace home offers generous and versatile living space, enhanced by a conservatory extension and a loft conversion.

### **Entrance Vestibule**

Entered via a composite double glazed door into entrance vestibule, coved cornicing, feature half panelled walls, door that leads into entrance hallway.

### **Entrance Hallway**

Stairs to first floor, radiator, panelled walls, coved cornicing.

### **Lounge**

UPVC double glazed bay window to the front, radiator, feature fire with decorative surround and hearth, coved cornicing, ceiling rose, 3/4 picture rail.

### **Reception Room 2**

UPVC double glazed French doors to rear, ceiling rose, coved cornicing, 3/4 picture rail, radiator, built in storage in the alcoves, inset gas decorative fire, door leading to kitchen, understairs storage cupboard.

### **Kitchen**

Tiled flooring, range of wall and base units with complimenting working surfaces and matching splashback, UPVC double glazed window to the side, coved cornicing, spotlights to ceiling, Anthracite grey 1 1/2 bowl sink/ drainer with swan neck mixer tap, plumbing and recess for under counter washing machine, space for free standing fridge/ freezer, space for free standing cooker, door leading to conservatory.

### **Conservatory**

On a dwarf wall, UPVC double glazed windows to the rear and side, UPVC double glazed door to side, tiled flooring, UPVC roof.

### **Half Landing**

Stairs from hallway, gives access to family bathroom.

### **Family Bathroom**

UPVC double glazed window to the side, vinyl flooring, panel bath with central mixer tap and an electric shower over with hand held shower attachment, glass shower screen, spotlights to ceiling, part tiled walls, wash hand basin with mixer tap, low level low flush wc, white towel heated radiator.

### **Full Landing**

Gives access to all principal bedrooms, built in storage cupboard which has loft hatch access, feature panelled walls, coved cornicing, spotlights to ceiling.

### **Bedroom 1**

UPVC double glazed window to front, radiator.

### **Bedroom 2**

Aluminium double glazed window to rear, radiator, understairs storage cupboard, coved cornicing.

### **Inner Lobby**

Between bedrooms 1 and 2, gives access via a fixed staircase to the loft space.

### **Bedroom 3**

UPVC double glazed window to front, radiator.

### **Loft Space**

Storage in the eaves, Velux sky light window to the rear, spotlights to ceiling.

### **Front Of Property**

Wall enclosed palisade, ease of maintenance, stone edge border.



### Rear Garden

Patio area, wooden gate that gives access to the side, raised section with patio, predominantly laid to lawn with mature planting, raised planted border, not directly overlooked, west facing.



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## Thornhill Gardens, Hartlepool

- NO ONWARD CHAIN
- THREE BED MID-TERRACE
- CONSERVATORY & LOFT CONVERSION
- 3 RECEPTION AREAS
- WEST-FACING REAR GARDEN

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

offers in excess of

**£140,000**



Total floor area 110.4 m<sup>2</sup> (1,188 sq.ft.) approx

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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](http://mannersandharrison.co.uk)