



Arncliffe Gardens, Hartlepool, TS26 9JF

welcome to

Arncliffe Gardens, Hartlepool

This traditional, four bedroom, terraced home is ideally situated in a sought after location, close to well regarded schools and a range of local amenities.

Entrance Vestibule

Entered via UPVC double glazed door, coved cornicing, door leading into:-

Entrance Hallway

Radiator, stairs to first floor, picture rail, understairs storage cupboard, door leading to lounge diner, door leading to dining kitchen.

Lounge

12' 4" maximum x 12' 5" excluding bay window (3.76m maximum x 3.78m excluding bay window)
UPVC double glazed bay window to front, coved cornicing, 3/4 picture rail, feature fire with wood surround and marble hearth, ceiling rose, TV point, archway leading into:-

Dining Room

10' 2" maximum x 13' 4" (3.10m maximum x 4.06m)
UPVC double glazed window to rear, radiator, coved cornicing, 3/4 dado rail, ceiling rose.

Kitchen / Diner

29' 1" maximum x 9' 3" maximum (8.86m maximum x 2.82m maximum)
Vinyl flooring, UPVC double glazed sliding doors to side, archway leading into kitchen, range of wall and base units with complementary working surfaces, vinyl flooring, 2 UPVC double glazed windows to side, radiator, tiled splashback, inset electric oven, 4 ring gas hob, plumbing and recess for washing machine, space for free standing fridge/freezer, stainless steel 1.1/2 sink/drainer with swan neck mixer tap, plumbing and recess for washing machine, radiator, door leading to:-

Utility Area

5' 6" x 9' 1" (1.68m x 2.77m)
UPVC double glazed door to side and window, work

surface, wall units, vinyl flooring, recess for tumble dryer, door leading to:-

Downstairs W C

Low level low flush WC, half tiled walls, vinyl flooring.

Half Landing

Radiator, gives access to one of the bedrooms and family bathroom.

Bedroom 3

8' 8" x 9' 4" excluding door recess (2.64m x 2.84m excluding door recess)
UPVC double glazed window to rear, radiator, laminate flooring, wall mounted combination boiler.

Family Bathroom

UPVC double glazed window to side, pedestal wash hand basin, low level low flush WC, panelled bath with mixer tap and handheld shower attachment, bathroom wall boarding around the bath and shower area, half tiled walls, vinyl flooring, radiator, UPVC double glazed window to side.

Full Landing

Gives access to the remaining bedrooms, fixed staircase accessed via archway leading to loft, built in storage cupboard.

Bedroom 2

12' 7" maximum x 12' (3.84m maximum x 3.66m)
UPVC double glazed window to rear, radiator, dado rail.

Bedroom 1

10' 2" excluding recess x 14' (3.10m excluding recess x 4.27m)
UPVC double glazed window to front, built in



mirrored sliding wardrobes, radiator.

Bedroom 4

10' 9" maximum x 7' (3.28m maximum x 2.13m)
UPVC double glazed window to front, radiator.

Loft

Boarded for storage, storage in the eaves, skylight window to rear, power and light.

Externally

Front

Wall enclosed palisade, which is completely block paved with a wooden gate for access to the front door.

Rear Garden

Hardstanding patio area, wooden gate leading to alleyway which gives access to the front, wood built storage shed with personnel door to side, shape lawned garden, patio area, feature pond with some mature planting, private not directly overlooked.



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welcome to

Arncliffe Gardens, Hartlepool

- POPULAR LOCATION
- UTILITY
- 2 RECEPTIONS
- DOWNSTAIRS WC
- PRIVATE REAR GARDEN

Tenure: Freehold EPC Rating: E

Council Tax Band: B

£135,000



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

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 **manners & harrison**



01429 261351



Hartlepool@mannersandharrison.co.uk



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



mannersandharrison.co.uk