



**Jasmine Close, Hartlepool, TS26 0ZP**

## welcome to

### Jasmine Close, Hartlepool

Ideally located on Bishop Cuthbert, this wonderful three-bedroom semi-detached family home offers stylish, neutral décor throughout and is ready for immediate occupation.

#### Entrance Hall

Entered via UPVC double glazed door, stairs to first floor, under stairs storage cupboard, radiator, Karndean wood effect flooring throughout downstairs.

#### Downstairs Wc

Concealed system low level low flush WC, UPVC double glazed window to front, radiator, Karndean flooring, wash hand basin with mixer tap and tiled splashback.

#### Kitchen/Diner

8' 1" x 13' 7" ( 2.46m x 4.14m )  
UPVC double glazed window to front, space for dining table, radiator, Karndean flooring, range of white wall and base units with complimenting working surfaces and splashback, inset electric oven, four ring gas hob with stainless steel splashback and stainless steel chimney style extractor over, stainless steel 1 1/2 bowl sink/drainer with mixer tap, integrated fridge, integrated freezer, plumbing and recess for integrated washing machine, plumbing and recess for integrated dishwasher, spotlights.

#### Lounge

11' 8" x 15' 5" ( 3.56m x 4.70m )  
Karndean flooring, TV point, UPVC double glazed french doors to rear with UPVC double glazed window panels both sides, radiator, door leading into the converted garage.

#### Reception Room 2

Can be utilised in a number of ways, dual aspect, UPVC double glazed window to front, UPVC double glazed french doors to rear with window panels both ids, Karndean flooring, radiator.

#### Landing

Doors leading to all principle rooms, loft hatch access with pull down ladder, built in storage cupboard, additional built in storage cupboard over bulkhead.

#### Bedroom 1

8' 6" (max) x 14' 2" (max) ( 2.59m (max) x 4.32m (max) )  
UPVC double glazed window to rear, radiator.

#### Bedroom 2

8' 6" (max) x 10' 6" (max) ( 2.59m (max) x 3.20m (max) )  
UPVC double glazed window to front, radiator.

#### Bedroom 3

6' 5" x 8' 6" ( 1.96m x 2.59m )  
UPVC double glazed window to rear, radiator.

#### Family Bathroom

UPVC double glazed window to front, vinyl flooring, low level low flush WC, wash hand basin with mixer tap, panel bath with mixer tap and shower over, glass shower screen , tiled around bath and shower area, spotlight, extractor fan, radiator.



### **Front Of Property**

Driveway, walkway leading to front door, open plan lawned area.



### **Rear Garden**

Fence enclosed, predominantly laid to lawn with patio area and gate leading to the front of the property.



***view this property online*** [mannersandharrison.co.uk/Property/HAR120165](http://mannersandharrison.co.uk/Property/HAR120165)



**welcome to**

## **Jasmine Close, Hartlepool**

- IDEALLY LOCATED
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- FRONT&REAR GARDENS
- CONVERTED GARAGE

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

# £180,000



**view this property online** [mannersandharrison.co.uk/Property/HAR120165](https://mannersandharrison.co.uk/Property/HAR120165)



Property Ref:  
HAR120165 - 0004

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](mailto:Hartlepool@mannersandharrison.co.uk)



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



[mannersandharrison.co.uk](https://mannersandharrison.co.uk)