



Mildenhall Close, Hartlepool TS25 2RN

welcome to

Mildenhall Close, Hartlepool

Available for sale with no onward chain, this well-positioned property is likely to appeal to a broad range of buyers. Occupying a desirable cul-de-sac setting within a sought-after location, this three-bedroom semi-detached home presents an excellent opportunity for further enhancement.

Entrance Porch

Accessed via UPVC double glazed door to side, inner door leading to kitchen/diner.

Lounge

French door to rear and window to side, cream modern fireplace with inset pebbled fire, wall lighting, radiator.

Kitchen/Diner

Two windows to front, coved cornicing, radiator, dining area with staircase to first floor, archway to kitchen, combination of wall and base units with contrasting working surfaces and composite splashback tiling, recess for cooker, plumbing and recess for washing machine, wall mounted boiler.

Landing

Window to side, loft.

Bedroom 1

Window to front, built in wardrobes, radiator, coved cornicing.

Bedroom 2

Window to rear, radiator, over stairs storage cupboard, coved cornicing.

Bedroom 3

Window to rear, radiator.

Bathroom

Window to rear, radiator, bath, low level low flush WC, pedestal wash hand basin, radiator.

Front Garden

Lawned.

Rear Garden

Lawned with personnel door to garage, offers a high degree of privacy, planted borders, long driveway leading to garage.





view this property online mannersandharrison.co.uk/Property/HAR120729



welcome to

Mildenhall Close, Hartlepool

- NO ONWARD CHAIN
- CUL-DE-SAC LOCATION
- GARAGE & DRIVE
- LOUNGE WITH FRENCH DOORS
- THREE BEDROOMS

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£140,000



Ground Floor

First Floor

Total floor area 84.0 m² (905 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/HAR120729



Property Ref:
HAR120729 - 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



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



mannersandharrison.co.uk