



**Friarage Gardens, Hartlepool TS24 0PN**

welcome to

## Friarage Gardens, Hartlepool

This period style, 5 Bedrommed, end of terrace house sprawls over 3 floors, perfectly blending original period character with contemporary living.

### Entrance Lobby

Alarm panel, internal door leading to:-

### Entrance Hallway

Staircase to First Floor, radiator, large understairs storage cupboard.

### Front Reception Room

16' (into bay) x 16' 1" (into alcoves) ( 4.88m (into bay) x 4.90m (into alcoves) )

UPVC double glazed sash windows to front, feature fireplace with slate hearth and gas log burning stove, decorative coved cornicing, picture rail, ornate ceiling rose, radiator.

### Rear Reception

13' 5" x 14' 9" (into alcoves) ( 4.09m x 4.50m (into alcoves) )

UPVC double glazed sash window to rear, attractive wooden fireplace with tiled surround and marble hearth plus inset living flame gas fire, radiator, decorative coved cornicing, picture rail.

### Kitchen

9' 10" x 10' 4" (max) ( 3.00m x 3.15m (max) )

Fitted with a range of wall and base units with wooden working surfaces incorporating Belfast sink with chrome mixer tap, recess for cooker, UPVC double glazed sash window to side, shelving to alcoves.

### Utility

10' 8" x 5' 8" (max) ( 3.25m x 1.73m (max) )

Belfast sink with storage underneath, built in dresser offering additional storage, UPVC double glazed window and door to side.

### Guest W C

UPVC double glazed opaque window to side, low level low flush WC, pedestal wash hand basin with splashback tiling, wall mounted Ideal gas central heating combination boiler.

### Pantry

Walk in cupboard.

### Half Landing

Giving access to:-

### Bathroom

UPVC double glazed sash windows to rear, Sea views, walk in mains supplied shower, panelled bath, low level low flush WC, pedestal wash hand basin which is surrounded with fitted storage cupboards, Loft void access, coved cornicing, radiator.

### Bedroom 1

13' 5" x 13' 8" (exc alcoves) ( 4.09m x 4.17m (exc alcoves) )

UPVC double glazed sash window to rear offering Sea views, coved cornicing, built in storage cupboard with shelving, radiator.

### Bedroom 2

13' 5" x 12' 8" (max) ( 4.09m x 3.86m (max) )

UPVC double glazed sash window to front, ornate feature fireplace with tiled hearth, decorative coved cornicing, picture rail, radiator.

### Bedroom 3

7' 6" x 10' 1" ( 2.29m x 3.07m )

UPVC double glazed sash window to front, radiator.

### Second Floor Landing

Sky light, huge storage cupboard.



### **Bedroom 4**

20' 11" (max) x 13' 8" (inc dormer recess) ( 6.38m (max) x 4.17m (inc dormer recess) )  
(part restricted head height), UPVC double glazed sash window to front, double glazed windows to side with Sea views, ornate open fireplace, storage to eaves, radiator.

### **Bedroom 5**

14' 10" (max) x 13' 5" (max) ( 4.52m (max) x 4.09m (max) )  
(restricted head height at 4ft), Velux window, radiator.

### **Externally**

#### **Front**

On street parking, palisade.

#### **Rear Yard**



***view this property online*** [mannersandharrison.co.uk/Property/HAR120347](http://mannersandharrison.co.uk/Property/HAR120347)



welcome to

## Friarage Gardens, Hartlepool

- SEA VIEWS
- PERIOD STYLE
- NO ONWARD CHAIN
- UTILITY ROOM
- POPULAR LOCATION

Tenure: Leasehold EPC Rating: E

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 13 May 1902. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£170,000**



Total floor area 182.3 m<sup>2</sup> (1,962 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](http://www.propertybox.io)

  
manners & harrison

**view this property online** [mannersandharrison.co.uk/Property/HAR120347](http://mannersandharrison.co.uk/Property/HAR120347)



Property Ref:  
HAR120347 - 0002

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



**01429 261351**



Hartlepool@mannersandharrison.co.uk



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



**mannersandharrison.co.uk**