



Osprey Way, Hartlepool TS26 0ZF

welcome to

Osprey Way, Hartlepool

- NO ONWARD CHAIN
- POPULAR DEVELOPMENT
- MODERN FIXTURES AND FITTINGS
- END TERRACED
- GREAT OPPORTUNITY

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

£115,000

Entrance Hallway

Accessed via composite door, access to guest wc, radiator, staircase to first floor.

Guest Wc Kitchen

10' 7" x 5' 5" (3.23m x 1.65m)
Fitted with a range of high gloss wall and base units with complimenting working surfaces and co-ordinating splashback, inset stainless steel 1 1/2 bowl sink/ drainer unit with mixer tap, built in oven hob and hood, recess and plumbing for washing machine, integrated fridge and freezer, cupboard housing gas central heating boiler, recess spotlighting to ceiling, radiator.

Lounge

14' 9" x 12' 3" Max (4.50m x 3.73m Max)
French doors to the rear over looking the rear garden, feature panelled walls, understairs storage cupboard, radiator.

First Floor Landing

Radiator, loft hatch access.

Bedroom 1

12' 4" x 9' 4" (3.76m x 2.84m)
UPVC double glazed window to rear, radiator.

Bedroom 2

12' 4" x 8' 6" Max (3.76m x 2.59m Max)
Window to front, radiator, over stairs storage cupboard.

Bathroom

3 piece white suite comprising of a panelled bath with mixer tap and mains shower over, pedestal wash hand basin, low level low flush wc, radiator, recess spotlighting to ceiling.

Externally Front Garden

Lawned area, driveway.

Rear Garden

Enclosed garden, predominantly laid to lawn.



view this property online mannersandharrison.co.uk/Property/HAR120040



Property Ref:

HAR120040 - 0006

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