



Field Side,Hartlepool TS27 4RR

welcome to

Field Side, Hartlepool

Rare to the market, lovingly cared for and deceptively spacious two-bedroom detached bungalow is nestled in the heart of the sought-after village of Hutton Henry. Offering a peaceful lifestyle with countryside charm, this delightful home is perfect for those seeking comfort & space.

Conservatory

15' 3" Max x 10' 4" Max (4.65m Max x 3.15m Max)

Entered via UPVC double glazed door into conservatory, dwarf wall, UPVC double glazed windows to front and side, laminate flooring, UPVC double glazed sliding doors leading into reception room 2, internal windows leading into a study, UPVC construction roof.

Reception Room 2

17' 9" x 11' 9" (5.41m x 3.58m)

UPVC double glazed window to side, UPVC double glazed bow window to front, night storage heater, feature coal effect electric fire with marble surround and hearth, door leading to inner hallway.

Inner Hallway

Nights storage heater, three quarter picture rail, two door built in storage cupboard, door leading to kitchen, door leading to family bathroom, doors leading to bedroom 1 and 2.

Bedroom 1

12' x 10' 3" excluding bow window (3.66m x 3.12m excluding bow window)

(measurement excluding door recess) UPVC double glazed bow window to rear, decorative coved cornicing, 11 door built in wardrobes with drawers and matching built in bedside tables, archway leading to en suite, night storage heater.

En Suite Bathroom

Well appointed 4 piece bathroom suite, corner bath, pedestal wash hand basin, low level low flush WC, UPVC double glazed internal window into conservatory, corner shower cubicle with mira electric shower, tiled flooring, loft hatch access, extractor fan.

Bedroom 2

11' 8" x 9' 1" (3.56m x 2.77m)

UPVC double glazed window to the rear.

Family Bathroom

UPVC double glazed window to side, double corner shower cubicle with mira electric shower, bathroom wall boarding around shower area, tiled floor, concealed cistern low level low flush WC, wash hand basin on vanity unit with built in storage, white heated towel rail, coved cornicing, tiled walls, tiled floor, extractor fan.

Kitchen

11' 8" x 11' 9" (3.56m x 3.58m)

UPVC double glazed window to side, space for dining table, night storage heater, tiled flooring, range of wood wall and base units with quartz working surfaces, double stainless steel sink/ drainer with mixer tap, built in cupboard housing hot water tank, inset electric oven, integrated microwave, inset electric hob with four rings, plumbing and recess for washing machine, space for free standing fridge/ freezer, coved cornicing, tiled flooring, tiled walls.

Lounge/ Diner

16' 7" Max x 23' 11" Max (5.05m Max x 7.29m Max)

Decorative coved cornicing, ceiling rose, 2 UPVC double glazed windows to the rear, open fire with decorative wood surround and marble hearth, night storage heater, UPVC double glazed door to the front with window panels either side, UPVC double glazed French doors to the side leading to a further conservatory.

Conservatory

7' 9" x 9' 3" (2.36m x 2.82m)

UPVC construction with windows to the sides and front, UPVC double glazed french doors to the side



leading into the garden, UPVC roof.

Externally Front Garden

Attractive front garden with stone wall, wrought iron gate which leads to conservatory front door, range of patio areas and mature planted borders, double wrought iron gate which gives access to driveway, driveway is block paved for approximately 3 vehicles, wrought iron gate which leads to the side of the property gives access to a wooden shed, a wrought iron gate the other side which gives access to the rear garden.

Rear Garden

Low maintenance, patio, small planted border, wooden gate which leads to the side of property leading to garden shed.

Agents Notes

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



view this property online mannersandharrison.co.uk/Property/HAR119523



welcome to

Field Side, Hartlepool

- NO ONWARD CHAIN
- FRONT AND REAR GARDENS
- FOUR RECEPTION AREAS
- MASTER BEDROOM WITH EN SUITE
- BLOCK PAVED DRIVEWAY

Tenure: Freehold EPC Rating: E

Council Tax Band: D

£290,000



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

view this property online mannersandharrison.co.uk/Property/HAR119523



Property Ref:
HAR119523 - 0007

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