



Amberwood Close, Hartlepool TS27 3QL

welcome to

Amberwood Close, Hartlepool

- QUIET CLAVERING ESTATE LOCATION
- IDEAL FIRST-TIME BUYER TWO-BED HOME
- LOUNGE WITH OPEN FLOW TO KITCHEN
- LOW-MAINTENANCE REAR GARDEN
- REAR GARAGE WITH UP-AND-OVER DOOR

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

£110,000

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Entrance Vestibule

Entered via a UPVC double glazed door into the entrance vestibule, UPVC double glazed window to side, laminate flooring, built in storage cupboard, door leading into lounge.

Lounge

UPVC double glazed bow window to front, radiator, tv point, feature fire with marble hearth, stairs leading to the first floor, dado rail, laminate flooring, door leading into kitchen, fittings for gas fire.

Kitchen

UPVC double glazed window to rear, UPVC double glazed barn door to rear, tiled flooring, radiator, range of white wall and base units with contrasting working surfaces, tiled splashback, plumbing and recess for washing machine, stainless steel sink/ drainer with mixer tap, wall mounted Worcester combi boiler, four ring gas hob with extractor over, inset electric oven, space for free standing fridge/ freezer.

Landing

Stairs from the lounge, loft hatch access, doors leading to all principle rooms.

Bedroom 1

UPVC double glazed window to the front, radiator, 3 door built in sliding wardrobes.

Bedroom 2

UPVC double glazed window to the

rear, radiator, built in storage cupboard over the bulk head.

Family Bathroom

Tiled floor, tiled walls, radiator, low level low flush wc, wash hand basin with mixer tap on a vanity unit, panel bath with mixer tap and a Triton shower over with hand held shower attachment, extractor fan.

Front Of Property

Attractive lawn with planted borders, wall enclosed.

Rear Of Property

Low maintenance with patio, wooden gate that leads to rear, garage to rear with wooden personnel door for access and an up and over door.



Property Ref:
HAR120474 - 0002

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manners & harrison



01429 261351



Hartlepool@mannersandharrison.co.uk



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



mannersandharrison.co.uk