



Gorse Close, Hartlepool TS27 3FB

welcome to

Gorse Close, Hartlepool

20% DISCOUNT MARKET SCHEME, ELIGIBILITY REQUIREMENTS, SPEAK TO THE BRANCH FOR MORE INFO! This outstanding, three bedroom, semi-detached home, built by Bellway on the popular new Hartwell Park development, is a fantastic property that must be viewed to be fully appreciated.

Entrance Hall

Entered via composite double glazed door, radiator, engineered wood flooring, door leading to downstairs WC, door leading to lounge.

Downstairs Wc

Concealed cistern low level low flush WC, radiator, wall mounted wash hand basin with tiled splashback, extractor fan, part tiled wall, engineered wood flooring.

Lounge

UPVC double glazed window to front, radiator, built in under stairs storage cupboard, stairs leading to first floor, door leading to kitchen, engineered wood flooring.

Kitchen/Diner

Engineered wood flooring, UPVC double glazed french doors looking onto rear garden with window panels on either side, space for dining table, radiator, beautiful range of matte grey wall and base units with complimentary working surfaces and matching upstands, inset electric oven, stainless steel four ring hob with stainless steel splashback and stainless steel extractor over, wall mounted ideal logic combination boiler housed in storage cupboard, stainless steel 1. 1/2 sink/drainers with mixer tap, space for free standing fridge/freezer, spotlights, plumbing and recess for under counter washing machine.

Landing

Stairs from lounge, loft hatch access, doors to all principal rooms.

Bedroom 1

UPVC double glazed window to rear, radiator, large built in storage cupboard over bulkhead, door leading to en suite.

En Suite

UPVC double glazed window to side, LVT flooring, radiator, concealed cistern low level low flush WC, wash hand basin with mixer tap, shower cubicle with hand held shower attachment, tiled around shower, part tiled walls, spotlights, extractor fan.

Bedroom 2

UPVC double glazed window to front, radiator.

Bedroom 3

UPVC double glazed window to front, radiator.

Family Bathroom

UPVC double glazed window to side, LVT flooring, concealed cistern low level low flush WC, wash hand basin with mixer tap, panel bath with mixer tap, part tiled walls, spotlights, extractor fan, radiator.

Front Garden

Low maintenance, double width driveway.

Rear Garden

Wall and fence enclosed, predominantly laid to lawn, patio area, outdoor tap, outdoor lights, wooden gate to side.

Agents Note

It is our understanding that the property is not registered at the Land Registry, which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time frames for registration.





Agents Note

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.

Agents Note

This property is currently under the discount market scheme in conjunction with Hartlepool Borough Council, who have criteria for any purchase, the advertised price is for the 80%. Please contact Manners and Harrison for information regarding eligibility criteria. Your conveyancer will advise with regard to the timescales involved and you should satisfy yourself in regard to lending affordability before proceeding.



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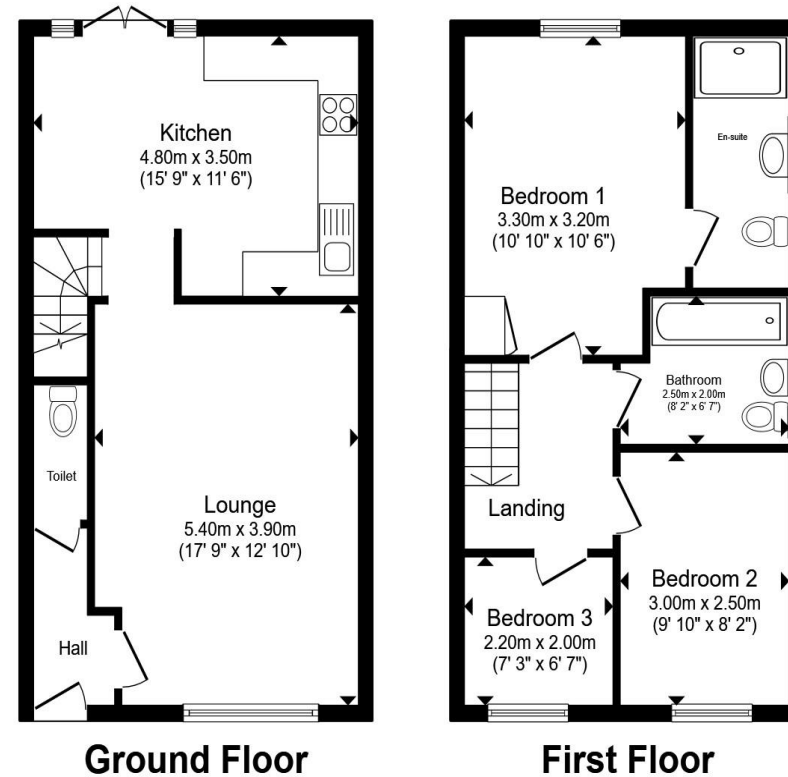
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Gorse Close, Hartlepool

- 20% DISCOUNT MARKET SCHEME
- ELIGIBILITY REQUIREMENTS
- DOUBLE WIDTH DRIVEWAY
- NEW DEVELOPMENT
- EN SUITE

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

£148,000



Total floor area 86.4 m² (930 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

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Property Ref:
HAR121148 - 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.

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