



**Lazenby Road, HARTLEPOOL, TS24 9PX**

**welcome to**

## **Lazenby Road, HARTLEPOOL**

Attention first-time buyers-this modern three-bedroom mid-terrace property is offered for sale in true "ready to move into" condition, having been thoughtfully upgraded in recent years.

### **Entrance Hallway**

Composite door to front, radiator, staircase to first floor.

### **Lounge**

Window to front, and French doors to rear, radiator, coved cornicing.

### **Kitchen**

Two windows to rear, fitted with a modern range of cream gloss wall and base units with complimentary roll-top working surfaces, incorporating an inset 1 1/2 sink and drainer unit with mixer tap, built in oven/hob/hood.

### **Utility Room**

Recess and plumbing for washing machine, recess for additional white goods, inset spotlights.

### **Landing**

Loft access.

### **Bedroom 1**

Modern wall to wall fitted wardrobes, radiator, window to front.

### **Bedroom 2**

Window to rear, radiator, coved cornicing, boiler.

### **Bedroom 3**

Window to front, coved cornicing, radiator.

### **Bathroom**

Two piece suite panel bath with mixer tap and shower over, folding shower screen, pedestal wash hand basin with mixer tap, chrome heated towel rail.

### **Separate Wc**

Window to rear, low level low flush WC, part tiled.



### **Front Garden**

Lawned, enclosed by a brick boundary wall.

### **Rear Garden**

Sunny aspect, predominantly laid to lawn with patio area, fenced, boundaries and two useful brick outhouses ideal for storage.



***view this property online*** [mannersandharrison.co.uk/Property/HAR120586](https://mannersandharrison.co.uk/Property/HAR120586)



welcome to

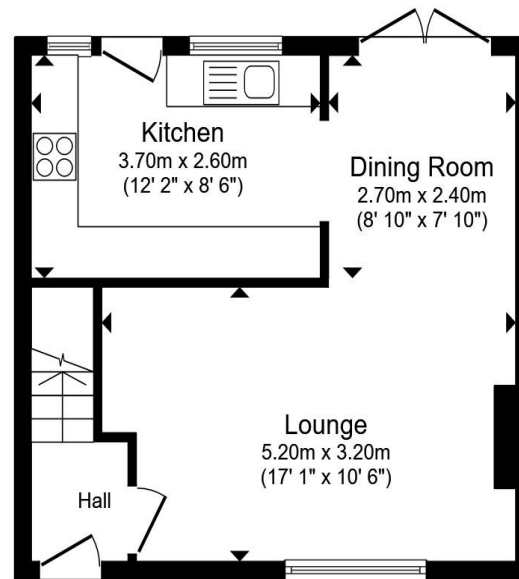
## Lazenby Road, HARTLEPOOL

- 2 USEFUL OUTBUILDINGS
- THREE BEDROOM MID-TERRACE HOME
- OPEN-PLAN LIVING WITH FRENCH DOORS
- LOW-MAINTENANCE PRIVATE GARDEN
- IDEAL FOR FIRST-TIME BUYERS

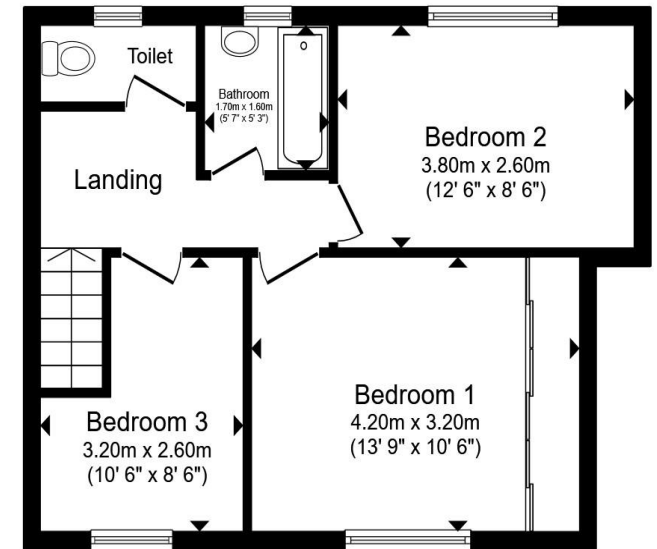
Tenure: Freehold EPC Rating: C

Council Tax Band: A

**£118,000**



Ground Floor



First Floor

Total floor area 79.1 m<sup>2</sup> (851 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)



**view this property online** [mannersandharrison.co.uk/Property/HAR120586](http://mannersandharrison.co.uk/Property/HAR120586)



Property Ref:  
HAR120586 - 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](mailto:Hartlepool@mannersandharrison.co.uk)



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



[mannersandharrison.co.uk](http://mannersandharrison.co.uk)