

Rafton Drive,Hartlepool TS27 3PG

manners & harrison

welcome to

Rafton Drive, Hartlepool

- 2 RECEPTION ROOMS
- NEWLY FITTED BATHROOM
- GARDEN TO THREE SIDES
- OFF STREET PARKING
- CONVENIENTLY LOCATED

Tenure: Freehold EPC Rating: D
Council Tax Band: A

£90,000

Entrance Porch
Laminate flooring, radiator, understairs built in storage cupboard, accessed via UPVC double glazed door.

Lounge
UPVC window to front, coved cornicing, electric fire with fire surround, radiator, laminate flooring.

Dining Room
UPVC doors to rear, UPVC window, laminate flooring, radiator.

Kitchen
Wall and base units, space for washing machine and dryer, gas hob, electric cooker, extractor fan, space for fridge freezer, parr tiled, cladded ceiling, UPVC door to rear.

First Floor Landing

Bedroom 1
UPVC window to front, built in storage, radiator.

Bedroom 2
UPVC window to rear, radiator.

Bathroom
UPVC window to rear, low level WC and vanity sink, bath and overhead shower, glass shower screen, cladded walls and ceiling, towel rail.

Externally

Front Garden
Paved, walled.

Rear Garden
Outdoor tap, outhouse, blocked paved, gates to rear.

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.

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The Property Ombudsman

Property Ref:
HAR121267 - 0003

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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