



Wynyard Mews, HARTLEPOOL TS25 3JF

welcome to

Wynyard Mews, HARTLEPOOL

This spacious ground floor flat is ideally located on Wynyard Mews and presents an excellent opportunity for a range of buyers, whether you are an investor, a first-time buyer, or someone looking to downsize.

Entrance Hall

Entered via UPVC double glazed door, radiator, tiled flooring, door leading to kitchen, door leading to lounge.

Kitchen

7' x 8' 3" (2.13m x 2.51m)
UPVC double glazed window to front, tiled flooring, range of wood effect shakerstyle wall and base units with contrasting working surfaces and tiled splashbacks, plumbing and recess for washing machine, stainless steel sink/drainer with mixer tap, inset electric oven, four ring gas hob with chimney style extractor over, radiator, space for free standing fridge/freezer.

Lounge

12' 9" x 15' (3.89m x 4.57m)
Coved cornicing, TV point, UPVC double glazed french doors into rear garden, feature coal effect fire with marble surround and hearth, radiator, door leading into inner hallway.

Inner Hallway

Doors to all principle rooms, built in storage cupboard.

bedroom 1

9' 8" x 12' 6" (2.95m x 3.81m)
UPVC double glazed window to rear and to side, radiator, cove cornicing, four door built in mirrored sliding wardrobes.

Bedroom 2

9' 5" x 11' 3" (2.87m x 3.43m)
UPVC double glazed window to front, radiator, coved cornicing.

Family Bathroom

UPVC double glazed window to front, tiled flooring, tiled walls, P shaped bath with central mixer tap with a rainfall shower head and hand held attachment, shower screen, wash hand basin with mixer tap on vanity unit, low level low flush WC, chrome heated towel rail, extractor fan.

Rear Garden

Fence enclosed, predominantly laid to lawn, patio area, raps around side leading to front of property.

Front Of Property

Driveway for one vehicle and lawned area.





view this property online mannersandharrison.co.uk/Property/HAR120082



welcome to

Wynyard Mews, HARTLEPOOL

- EXCELLENT INVESTMENT
- AMAZING OPPORTUNITY
- CLOSE TO LOCAL AMENITIES
- TWO BEDROOMS
- OFF STREET PARKING

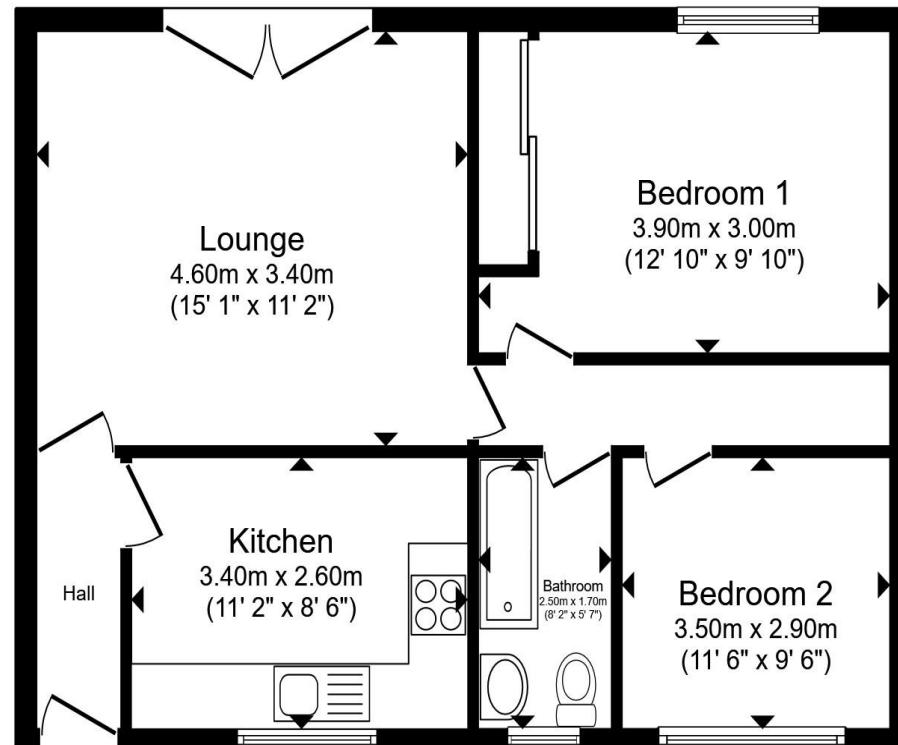
Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 1560.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£30,000



Total floor area 55.3 m² (595 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



view this property online mannersandharrison.co.uk/Property/HAR120082



Property Ref:
HAR120082 - 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.

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