



Witton Drive, Hartlepool TS24 9NL

welcome to

Witton Drive, Hartlepool

Beautifully maintained and lovingly cared for, this fantastic. three bedroom, spacious, family home is located on King Oswy.

Entrance Hallway

Entered via a composite door, radiator, laminate flooring, door leading to a handy downstairs WC and a door leading to the kitchen diner.

Downstairs W C

UPVC double glazed window to front, laminate flooring, radiator, low level low flush WC, wash hand basin with tiled splashback and mixer tap.

Kitchen Diner

Beautiful range of cream gloss shaker style wall and base units with complementary wood chop effect working surfacing and matching upstands, inset electric oven, 4 ring gas hob with stainless steel splashback and stainless steel chimney style extractor over, stainless steel 1 1/2 sink/drainers with swan neck mixer tap, plumbing and recess for dishwasher, integrated fridge, integrated freezer, radiator, spotlights to ceiling, space for dining table, door leading to a downstairs utility area (under the stairs).

Utility Area

Laminate flooring, base unit with matching working surface and upstands to kitchen, plumbing and recess for washing machine, radiator, (would make an ideal cloak cupboard too).

Lounge

2 UPVC double glazed windows to rear, UPVC double glazed french doors onto rear garden, TV point, coved cornicing, radiator, skylight window in the ceiling.

First Floor Landing

Stairs from kitchen diner, built in storage cupboard, radiator, doors leading to all principle rooms.

Bedroom 1

UPVC double glazed window to front, radiator, door leading to an en suite shower room.

En Suite Shower Room

UPVC double glazed window to rear, wash hand basin with mixer tap, low level low flush WC, double shower cubicle with hand held shower attachment, tiling around the shower, extractor fan, chrome heated towel rail, vinyl flooring, part tiled walls.

Bedroom 2

UPVC double glazed window to front, radiator.

Bedroom 3

UPVC double glazed window to rear, radiator, loft hatch access.

Family Bathroom

UPVC double glazed window to front, vinyl flooring, chrome heated towel rail, wall mounted wash hand basin with mixer tap, low level low flush WC, panelled bath with mixer tap and tiled surround, rainfall shower head and hand held attachment over bath with shower screen, extractor fan.

Externally

Front

Double width imprint concrete driveway, leads to integrated garage, walk way gives access to front of the property, small open plan lawned area.

Integrated Garage

Up and over door.

Rear Garden



Wall and fence enclosed, landscaped with lawn area, Indian sandstone patio area. outdoor tap, wooden gate that gives access to the front of the property, wooden gate that leads to the side of the property.



view this property online mannersandharrison.co.uk/Property/HAR120215



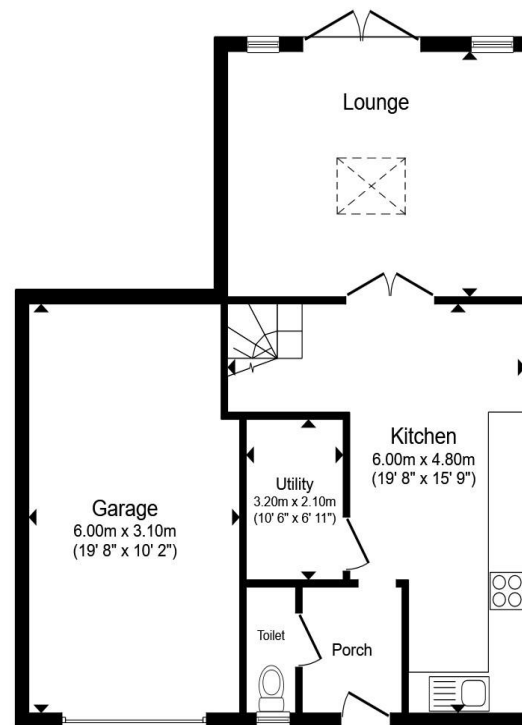
welcome to

Witton Drive, Hartlepool

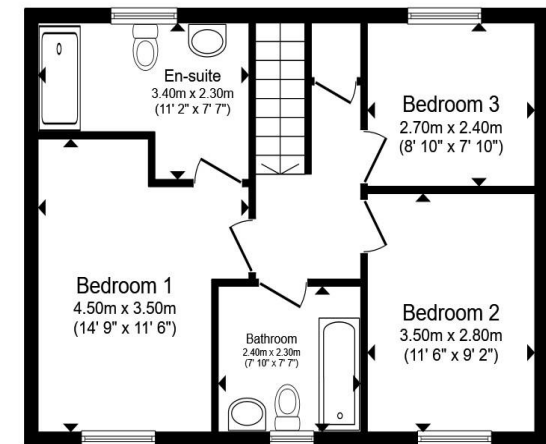
- OWNED SOLAR PANELS
- INTEGRATED GARAGE
- DRIVEWAY
- EN SUITE
- UTILITY AREA

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

£200,000



Ground Floor



First Floor

Total floor area 113.8 m² (1,224 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

**manners
& harrison**

view this property online mannersandharrison.co.uk/Property/HAR120215



Property Ref:
HAR120215 - 0002

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