



Egerton Road, Hartlepool TS26 0BL

welcome to

Egerton Road, Hartlepool

A unique and rare opportunity to acquire this three-bedroom detached bungalow, proudly positioned on a larger-than-average plot in a highly desirable location.

Entrance Hall

French doors to rear, coved cornicing, radiator.

Lounge

14' 9" x 12' 5" (4.50m x 3.78m)

Boxed bow bay window to front, coved cornicing.

Reception Room 2

11' 7" x 15' 6" (3.53m x 4.72m)

Window to front, two windows to side, radiator, french door to rear.

Dining Room

10' 10" x 9' 2" (3.30m x 2.79m)

French doors to rear, radiator

Kitchen

12' 3" x 9' 7" (3.73m x 2.92m)

Window to rear, wall and base units with contrasting working surfaces with contrasting splashback tiling, stainless steel sink and drainer units, radiator, recess for white goods.

Utility Room

11' 4" x 7' 8" (3.45m x 2.34m)

Built in storage, boiler, plumbing for washing machine, window to front and side, door to side, radiator.

Bedroom 1

10' 5" x 12' (3.17m x 3.66m)

Bay window to front, windows to side, radiator.

Bedroom 2

10' x 10' 8" (3.05m x 3.25m)

Window to front, radiator.

Bathroom

Bath with electric shower over, window to side,

pedestal wash hand basin, radiator.

Rear Garden

Side access.

Garage

32' 5" x 12' 8" (9.88m x 3.86m)

Roller shutters, power and lighting, door to side, window to side, loft space.

Agents Notes

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. 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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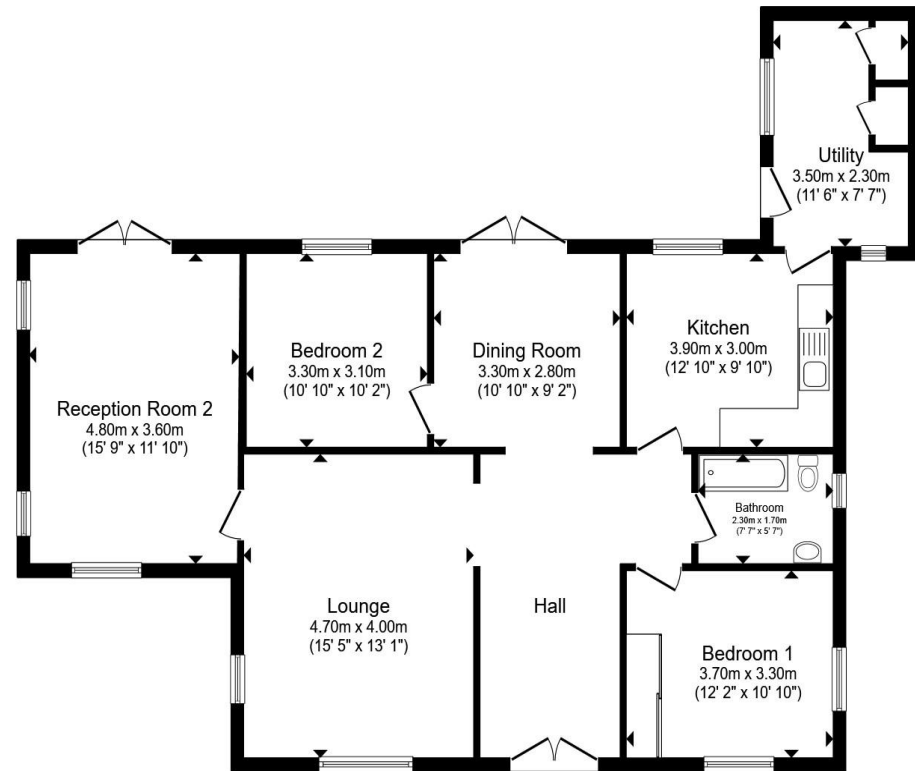
- NO CHAIN
- EXTENDED
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- FRONT&REAR GARDENS&GARAGE

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers over

£350,000



Total floor area 103.7 m² (1,116 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:
HAR120208 - 0005

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manners & harrison



01429 261351



Hartlepool@mannersandharrison.co.uk



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



mannersandharrison.co.uk