



Leamington Parade, Hartlepool, TS25 5AF

welcome to

Leamington Parade, Hartlepool

This beautifully presented terraced family home is ready to move straight into and is perfectly positioned close to local amenities, schools, and excellent bus routes.

Entrance Hallway

Entered via a double glazed composite door into entrance hallway, radiator, stairs to first floor, vinyl flooring, door leading into lounge.

Lounge

10' 4" Max x 16' 3" Into alcoves (3.15m Max x 4.95m Into alcoves)

UPVC double glazed bow window to front, radiator, coved cornicing, TV point, understairs storage cupboard, log burner with a brick surround, wooden mantle and slate hearth, double doors that lead into the kitchen/ diner.

Kitchen/ Diner

7' 8" x 21' 2" (2.34m x 6.45m)

Space for dining table, wall mounted Worcester combi boiler, radiator, laminate flooring, UPVC double glazed French doors to the rear garden, range of wall and base units with complimenting wood working surfaces, splashback, space for free standing fridge/ freezer, plumbing and recess for washing machine, recess for tumble dryer, space for under counter fridge, stainless steel sink/ drainer with mixer tap, inset electric oven, four ring gas hob with stainless steel splashback.

Landing

Stairs from the hallway, UPVC double glazed window to the side, coved cornicing, door leading to a fixed staircase into the loft, doors leading to all principle rooms.

Bedroom 1

10' 7" x 7' 8" (3.23m x 2.34m)

UPVC double glazed window to the rear, radiator.

Bedroom 2

7' 6" x 10' 8" Max (2.29m x 3.25m Max)

UPVC double glazed window to the front, radiator, under stairs storage under fixed staircase.

Bedroom 3

10' x 7' 6" Max (3.05m x 2.29m Max)

UPVC double glazed window to the front, part restricted floor space due to the bulk head, radiator.

Family Bathroom

UPVC double glazed window to the rear, wall mounted wash hand basin with storage under, LVT flooring, tiled walls, cladded ceiling, chrome heated towel rail, low level low flush WC, P shaped bath with mixer tap, rainfall shower head and hand held attachment over with glass shower screen, extractor fan.





Loft

Fixed staircase from the first floor, Velux skylight window to the rear.

Externally

Rear Garden

Well maintained, mature planted raised borders, artificial lawn area, slate bed edging, raised decking area, patio area with summer house, garden is along the side of property, wooden gate which leads to front of property.



view this property online mannersandharrison.co.uk/Property/HAR119802



welcome to

Leamington Parade, Hartlepool

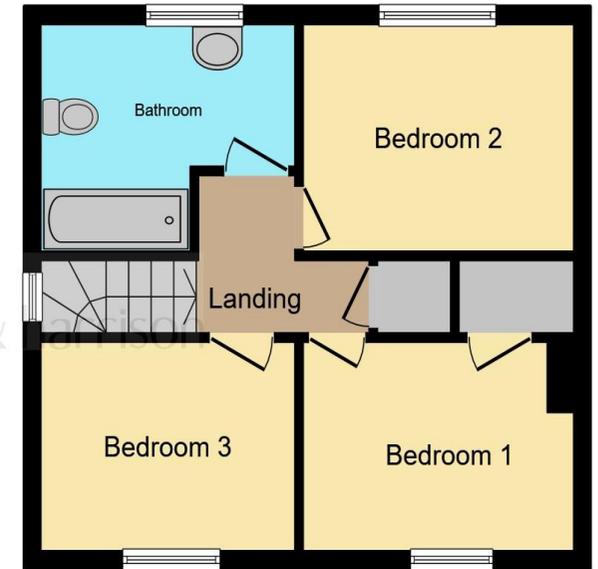
- READY TO MOVE INTO.
- LOW MAINTENANCE GARDEN.
- VERSATILE LOFT SPACE.
- ON STREET PARKING.
- SPACIOUS KITCHEN/ DINER.

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

£95,000



Ground Floor



First Floor

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.focalagent.com

view this property online mannersandharrison.co.uk/Property/HAR119802



Property Ref:
HAR119802 - 0005

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