



**Northgate, Hartlepool TS24 0HH**

**welcome to**

## **Northgate, Hartlepool**

Situated in a prime position on the Headland, this three-bedroom end-terrace property presents a well-balanced home with practical and appealing accommodation throughout.

### **Entrance Vestibule**

Entered via UPVC double glazed door, wooden single glazed door into lounge.

### **Lounge**

11' 3" (max) x 28' (max) ( 3.43m (max) x 8.53m (max) )  
Two UPVC double glazed windows to front, \TV point , feature coal effect fire with wood surround and marble hearth, wall lights, wooden single glazed door leading to kitchen.

### **Kitchen**

12' (max) x 10' 7" (max) ( 3.66m (max) x 3.23m (max) )  
Double glazed window to rear x 2, range of wooden wall and base units with complimenting working surfaces, tiled splashbacks, space for free standing fridge/freezer, tiled flooring, inset electric oven, four ring gas hob, stainless steel 1 1/2 bowl sink/drainer with mixer tap, space for dining table, radiator, wooden single glazed door leading to inner hallway.

### **Inner Hallway**

Stairs to first floor, UPVC double glazed door to rear, wooden single glazed door into utility room.

### **Utility Room**

5' 11" x 5' 9" ( 1.80m x 1.75m )  
UPVC double glazed window to rear, wall mounted main combi boiler, plumbing and recess for washing machine, recess for tumble dryer, base units with contrasting working surfaces, wooden personnel door into the garage.

### **Garage**

Two windows to side, power and light.

### **Landing**

Stairs form hallway, doors leading to all principle rooms, two built in storage cupboards.

### **Bedroom 1**

10' 6" x 11' 3" ( 3.20m x 3.43m )  
UPVC double glazed window to front, radiator.

### **Bedroom 2**

12' x 10' 5" ( 3.66m x 3.17m )  
UPVC double glazed window to rear, radiator, four door built in wardrobes with dressing table.

### **Bedroom 3**

10' x 7' 10" ( 3.05m x 2.39m )  
UPVC double glazed window to front, radiator.

### **Family Bathroom**

UPVC double glazed window to rear, panel bath with shower over, tiled walls, vinyl flooring, pedestal wash and basin, low level low flush WC.

### **Rear Garden**

Fence enclosed, laid to patio for ease of maintenance, shed, raised planted border.

### **Front Garden**

Wall enclosed with wrought iron gate, lawned area with planted borders, double wrought iron gate giving access to driveway and access to garage with dropped kerb for access.





***view this property online*** [mannersandharrison.co.uk/Property/HAR120356](http://mannersandharrison.co.uk/Property/HAR120356)



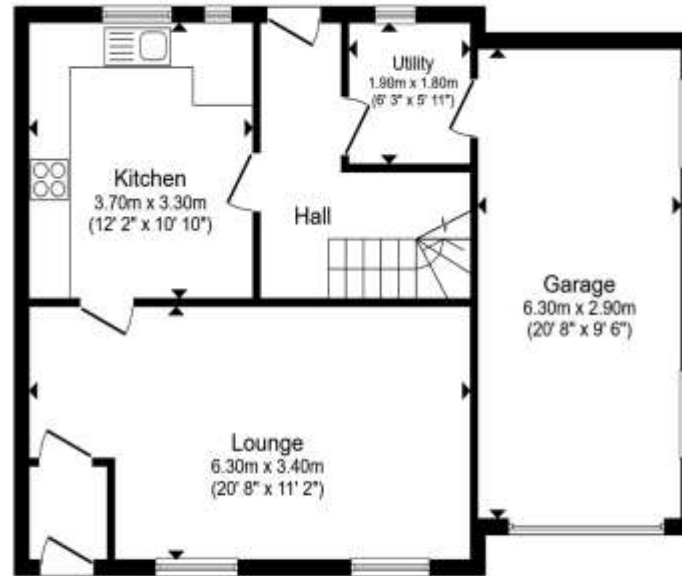
welcome to

## Northgate, Hartlepool

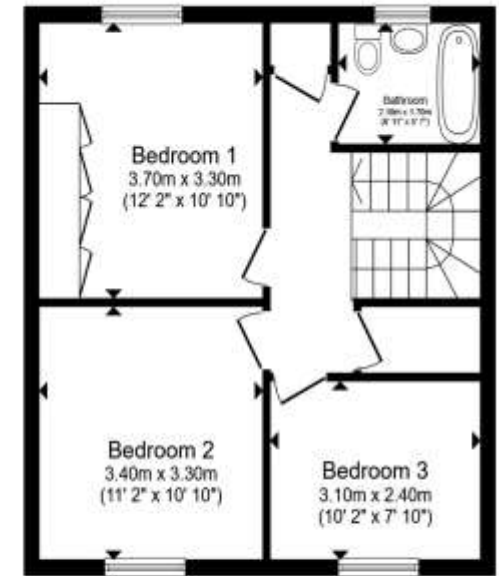
- PRIME LOCATION
- SUITABLE FOR A RANGE OF BUYERS
- UTILITY ROOM
- DRIVEWAY&GARAGE
- FRONT & REAR GARDENS

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

**£125,000**



Ground Floor



First Floor

Total floor area 113.1 m<sup>2</sup> (1,218 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](http://www.propertybox.io)



**view this property online** [mannersandharrison.co.uk/Property/HAR120356](http://mannersandharrison.co.uk/Property/HAR120356)



Property Ref:  
HAR120356 - 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](mailto:Hartlepool@mannersandharrison.co.uk)



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



[mannersandharrison.co.uk](http://mannersandharrison.co.uk)