



**Hampstead Gardens, HARTLEPOOL TS26 0LX**

welcome to

## Hampstead Gardens, HARTLEPOOL

Set within a quiet cul-de-sac in the sought after Tunstall Park area of Hartlepool, this impressive, detached home offers a sense of space and comfort ideal for family life. Built by Yuill Homes to the rarely available Elvaston design.

### Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### Entrance Hallway

Accessed via a double glazed door, laminate flooring, coved cornicing, radiator, staircase to first floor, doors leading to all principle rooms, dado rail, double wooden and glass doors leading to lounge to the front, personnel door leading into:-

### Double Garage

Power, light, automatic remote controlled roller shutter doors.

### Lounge

12' 6" maximum x 20' 3" maximum into bay window ( 3.81m maximum x 6.17m maximum into bay window ) double glazed bay window to front, 2 radiators, inglenook style fireplace with seating, brick surround, tiled hearth and small windows either side, feature downlighting, coved cornicing, dado rail.



### Dining Room

13' 6" x 10' 9" ( 4.11m x 3.28m )  
Versatile room that could be used as a family room, double glazed window to rear, radiator, coved cornicing, dado rail, feature central light, door leading into garden room and double doors leading back through to:-

### Kitchen/Diner

24' 1" x 10' ( 7.34m x 3.05m )  
Space for dining table, radiator, laminate flooring, double wooden and glass doors leading into garden room, range of wall and base units with contrasting working surfaces, tiled splashback, 1.1/2 stainless steel sink/drainer with swan neck mixer tap, double glazed window to rear, wine rack, integrated dishwasher, inset electric double oven, 4 ring gas hob, tiled splashback, spotlights, door leading into:-



### Utility Area

5' 7" x 6' 8" ( 1.70m x 2.03m )  
Matching base units to the kitchen with a working surface and tiled splashback, wall mounted Baxi combination boiler, stainless steel sink/drainer with mixer tap, radiator, laminate flooring.



## **Garden Room**

8' 5" x 18' ( 2.57m x 5.49m )

Could also be used as a dining room, sloped roof, double glazed windows to front and both sides, french doors leading onto the garden, radiator, wood panelled roof, 2 radiators.

## **Guest Cloakroom**

Vinyl flooring, radiator, extractor fan, spotlights to ceiling, low level low flush WC, wash hand basin with tiled splashback.

## **First Floor Landing**

Loft hatch access, dado rail, doors leading to all principle rooms, built in storage cupboard housing the hot water tank.

## **Bedroom 1**

13' 7" excluding entrance lobby x 13' 2" excluding entrance lobby ( 4.14m excluding entrance lobby x 4.01m excluding entrance lobby )

Double glazed window to front, radiator, 3 door built in wardrobes x 2 with downlights.

## **En Suite**

Well appointed, double glazed window to side, radiator, part tiled walls, vinyl floor, panelled bath with mixer tap and handheld shower attachment, low level low flush WC, wash hand basin, radiator, double shower cubicle with handheld attachment and tiled surround.

## **Bedroom 2**

15' 7" maximum x 11' ( 4.75m maximum x 3.35m )

Double glazed window to rear, radiator, 2 door built in wardrobes x 2.

## **En Suite**

Velux skylight window to rear, vinyl flooring, wash hand basin on a vanity unit with tiled surround, feature downlights, low level low flush WC, radiator, shower cubicle with tiled surround and handheld shower attachment, extractor fan.

## **Family Bathroom**

Velux skylight window to rear, spotlights, extractor fan, vinyl flooring, radiator, part tiled walls, fully tiled in the shower, double shower cubicle with handheld attachment, low level low flush WC, panelled bath with mixer tap and handheld attachment, pedestal wash hand basin.

## **Bedroom 3**

11' maximum x 10' maximum ( 3.35m maximum x 3.05m maximum )

Double glazed window to rear and side, radiator, 2 door built in wardrobe.

## **Bedroom 4**

7' 7" maximum x 15' 3" ( 2.31m maximum x 4.65m )

Double glazed window to front and side, radiator, built in storage cupboard in the eaves, 2 door built in storage cupboard.

## **Bedroom 5**

15' maximum x 9' 2" ( 4.57m maximum x 2.79m )

Double glazed window to front, 2 built in storage cupboards in the eaves, radiator, 2 door built in storage cupboard.

## **Externally**

## **Front Garden**

Double width driveway for approximately 4 cars which leads to the double garage, open plan lawned area.

## **Rear Garden**

Fence enclosed, predominately laid to lawn, 2 Indian sandstone patio areas, garden wraps around the side and gives access to the front of the property.



**view this property online** [mannersandharrison.co.uk/Property/HAR118039](http://mannersandharrison.co.uk/Property/HAR118039)



welcome to

## Hampstead Gardens, HARTLEPOOL

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- CHAIN FREE
- SOUGHT AFTER AREA

Tenure: Freehold EPC Rating: D

Council Tax Band: G

guide price

**£375,000**



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](http://www.focalagent.com)

**view this property online** [mannersandharrison.co.uk/Property/HAR118039](http://mannersandharrison.co.uk/Property/HAR118039)



Property Ref:  
HAR118039 - 0007

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**