





Friar Terrace, Hartlepool, TS24 0PF

manners & harrison

welcome to

Friar Terrace, Hartlepool

This unique three-bedroom mid-terraced family home is ideally situated on the historic Headland, within close proximity to the seafront and a range of local amenities.

Entrance Vestibule
Entered via composite double glazed door, black and white checkerboard vinyl flooring, door leading to entrance hall, stairs to first floor, radiator, laminate flooring.

Entrance Hall
door leading to lounge, door leading to kitchen.

Lounge
UPVC double glazed window to front, radiator, coved cornicing, TV point, feature wood cast iron log burner, wood mantle, slate hearth.

Kitchen
UPVC double glazed french doors to rear, laminate flooring, anthracite grey vertical radiator, beautiful range of cream shakerstyle wall and base units with complimenting quartz working surfaces, tiled splashback, space for free standing range cooker, stainless steel splashback, stainless steel chimney style extractor, plumbing and recess for washing machine, plumbing and recess for dishwasher, inset 1 1/2 bowl sink/drainer with grooved drainer and mixer tap, integrated fridge, integrated freezer, wine rack, spotlights, feature downlights, integrated microwave.

Reception Room 2
2 UPVC double glazed windows to side, laminate flooring, could also be utilised as a utility room.

Half Landing
Access to family bathroom.

Family Bathroom
Well appointed 4 piece suite, UPVC double glazed window to side, tiled flooring, wash hand basin on vanity unit with gold hardware, gold and white towel heated radiator, free standing bath, free standing faucet with mixer tap and telephone style hand held attachment, part tiled walls, coved cornicing, low level low flush WC, shower cubicle with rainfall shower head and hand held attachment.

Landing
Built in storage cupboard, gives access to three bedrooms, stairs to top floor.

Bedroom 2
UPVC double glazed window to rear, radiator, coved cornicing, built in storage cupboard housing boiler.

Bedroom 3
UPVC double glazed window to front, radiator, coved cornicing, dado rail.

Bedroom 1
UPVC double glazed bay window to front providing sea views, radiator, coved cornicing.

Rear Garden
Indian sandstone for ease of maintenance, fence enclosed, sectioned off walled area, wooden gate, south facing making it a suntrap during the summer months.

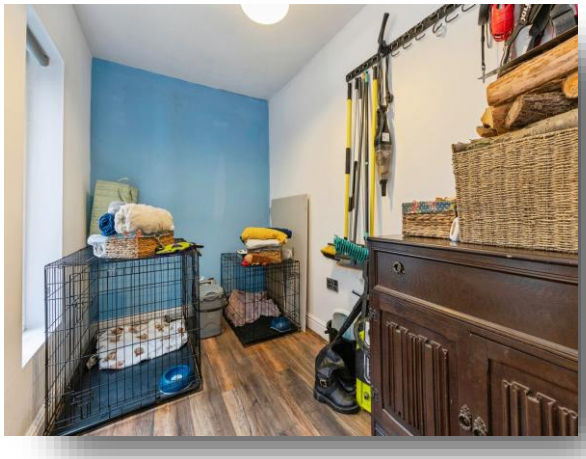
Attic Space
Stairs leading to attic space, storage in eaves, lighting.

Cellar
Stairs leading down from the kitchen, original stove, divided into two rooms.









Agents Note
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.

view this property online mannersandharrison.co.uk/Property/HAR121332

welcome to

Friar Terrace, Hartlepool

- HISTORIC HEADLAND LOCATION
- CLOSE TO LOCAL AMENITIES
- TWO RECEPTION ROOMS
- THREE SPACIOUS BEDROOMS
- SOUTH FACING REAR GARDEN

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

£190,000



Total floor area 113.6 m² (1,222 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/HAR121332

The Property Ombudsman

Property Ref:
HAR121332 - 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

01429 261351

Hartlepool@mannersandharrison.co.uk

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

mannersandharrison.co.uk

Manners & Harrison is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.