



**Endrick Road, HARTLEPOOL TS25 4DW**



**welcome to**

## **Endrick Road, HARTLEPOOL**

Ready to move into and immaculately presented, this bright and airy two-bedroom end-terrace home is a true credit to the current owner.

### **Entrance Porch**

Entered via composite double glazed door, UPVC double glazed windows to front & side, laminate flooring, UPVC double glazed door leading to kitchen/diner.

### **Kitchen/Diner/Living Area**

14' 5" (max) x 15' 10" (max) ( 4.39m (max) x 4.83m (max) )  
Dual aspect UPVC double glazed window to front, UPVC double glazed window to rear, radiator, spotlights, stairs leading to first floor, TV point, (living area is carpeted)  
Central breakfasting island, beautiful range of matte grey wall and base units with complimentary wood effect working surfaces with matching upstands, inset electric oven, four ring gas hob with glass splashback and extractor over, grey inset sink with swan neck mixer tap, laminate flooring, wall mounted combi boiler housed inside a storage cupboard, integrated fridge/integrated freezer, under stairs storage cupboard, UPVC double glazed door to side.

### **Outbuilding/Utility Room**

Outbuilding currently utilised as a utility room, UPVC double glazed door to front, UPVC double glazed door to rear, plumbing and recess for washing machine, space for tumble dryer, power and lighting.

### **Lounge**

10' 3" (max) x 15' 11" ( 3.12m (max) x 4.85m )  
Dual aspect UPVC double glazed windows to front, radiator, UPVC double glazed sliding doors leading onto conservatory.

### **Conservatory**

9' 4" x 11' 2" ( 2.84m x 3.40m )  
Built on a dwarf wall, UPVC construction, UPVC

double glazed windows to both sides and rear, UPVC double glazed sliding doors leading to rear garden, UPVC roof, vinyl flooring, wall lights.

### **Landing**

Loft hatch access, UPVC double glazed window to rear, radiator, doors leading to all principle rooms, pull down ladder for access into loft.

### **Bedroom 1**

10' 4" (max) x 15' 1" (max) ( 3.15m (max) x 4.60m (max) )  
Dual aspect UPVC double glazed windows to front and rear, radiator.

### **Bedroom 2**

11' 3" x 9' 3" ( 3.43m x 2.82m )  
UPVC double glazed window to side, radiator, built in storage cupboard, wall niche, storage cupboard going over bulkhead with hanging rails.

### **Family Bathroom**

UPVC double glaze widow to rear, LVT flooring, low level low flush WC, wash hand basin on vanity unit, P shaped bath with mixer tap, rainfall shower head and hand-held attachment, glass shower screen, boarded walls, chrome heated towel rail.

### **Front Garden**

Attractive, wall enclosed with lawned area with stonebed borders and planted borders, double width block paved driveway.

### **Rear Garden**

Good size, fence enclosed, block paved patio area, stonebed area, lawned area, Indian sandstone area leading from the conservatory, outdoor tap.





***view this property online*** [mannersandharrison.co.uk/Property/HAR120246](https://mannersandharrison.co.uk/Property/HAR120246)



welcome to

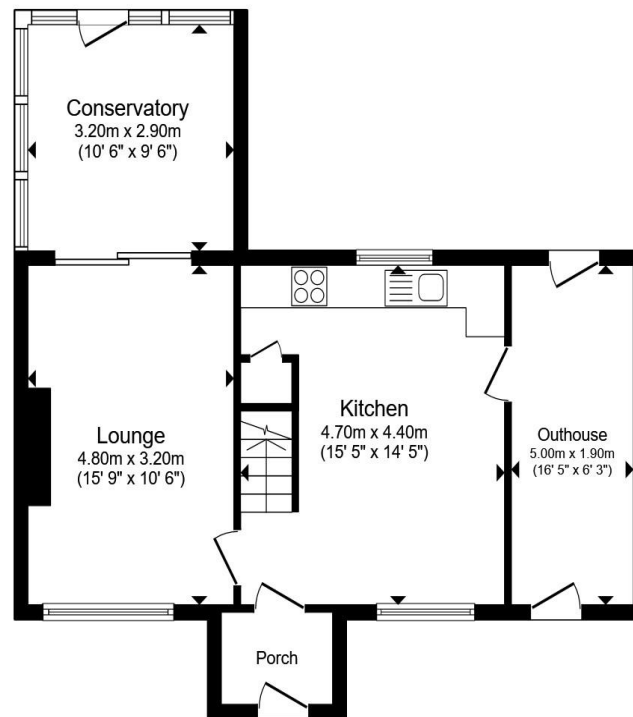
## Endrick Road, HARTLEPOOL

- READY TO MOVE INTO
- MODERN KITCHEN/DINER.LIVING AREA
- OUTBUILDING/UTILITY AREA
- TWO BEDROOMS
- FRONT&REAR GARDENS

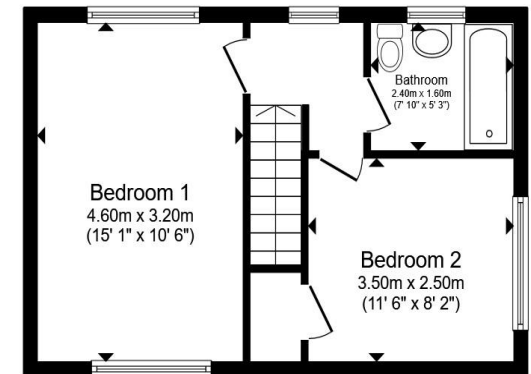
Tenure: Freehold EPC Rating: C

Council Tax Band: A

**£100,000**



**Ground Floor**



**First Floor**

Total floor area 93.8 m<sup>2</sup> (1,010 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/HAR120246](http://mannersandharrison.co.uk/Property/HAR120246)



Property Ref:  
HAR120246 - 0003

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)**