





South End, Hartlepool, TS25 1DB

manners & harrison

welcome to

South End, Hartlepool

A unique and rare opportunity to purchase Alvin House, an exceptional end-of-terrace cottage-style home that has been extensively transformed and upgraded throughout.

Entrance Porch
Door to side, inner door to lounge.

Lounge
Open fire with log burner, window to front and side, staircase to first floor, spotlights.

Dining Room
Window to side, spotlights, open with kitchen.

Kitchen
Luxury re-fitted kitchen with high quality integrated appliances including: fridge/freezer, dishwasher, wine cooler, double oven/hob, coffee machine, inset sink/drainer unit, central island, breakfast bar, french doors to side, widow to side and rear, spotlights.

Utility Room
Continuation of wall and base units, housing double washer & dryers, window to rear.

Landing
Staircase to second floor.

Bedroom 2
Window to rear, radiator, loft access.

En-Suite
Shower cubicle, low level low flush WC, vanity wash hand basin, extractor fan, high quality suite, window to side.

Bedroom 3
Window to front & side, radiator.

Bedroom 4
Window to side, radiator.

Bedroom 5
Window to front, radiator.

Top Floor

Master Bedroom
Lots of storage to eaves, skylight window, radiator.

Bathroom
Standalone bath with mixer tap with spray attachment, window to rear, low level low flush WC, vanity wash hand basin, spotlights.

Externally
Ample off street parking to the front of the property with gated access leading to an enclosed west facing courtyard style garden which also provides access to the side of the property.

Additional Benefits
Underfloor heating across the ground floor.

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.









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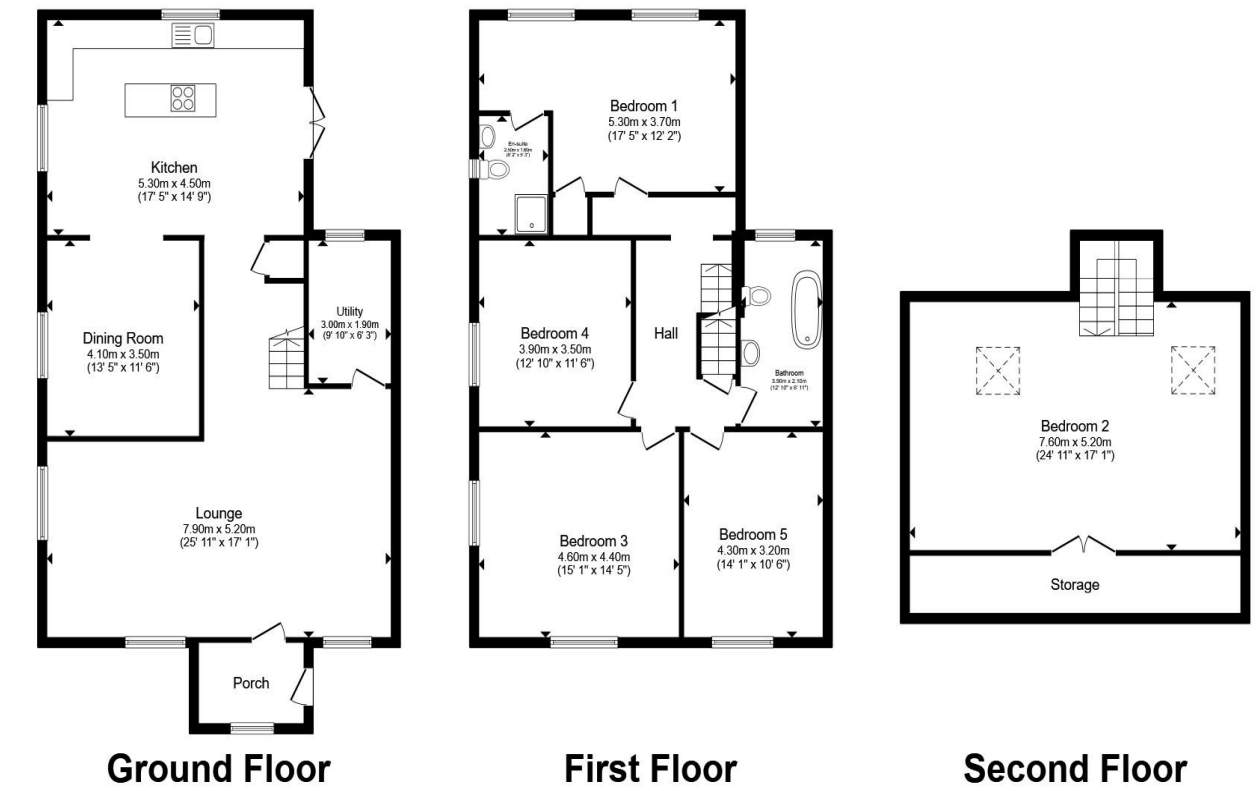
welcome to

South End, Hartlepool

- COTTAGE STYLE HOME
- UPGRADED THROUGHOUT
- TWO RECEPTION ROOMS
- MASTER BEDROOM WITH EN-SUITE
- OFF-STREET PARKING

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

£450,000



Total floor area 241.3 m² (2,597 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

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The Property Ombudsman

Property Ref:
HAR118891 - 0002

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.

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