





Taybrooke Avenue, Hartlepool, TS25 5JR

manners & harrison

welcome to

Taybrooke Avenue, Hartlepool

Nicely positioned is this three-bedroom semi-detached home, offering excellent potential for modernisation and improvement.

Entrance Porch
Entered via two wood double glazed doors leading to entrance porch, wood cladding, door leading to entrance hall.

Entrance Hall
Wood single glazed window to front, radiator, coved cornicing, stairs to first floor door leading to lounge, door leading to kitchen.

Kitchen
Wood double glazed window to rear, range of wall and base units, vinyl flooring, wood store giving access to side of property, stainless steel ink/drainer, space for fridge.

Lounge
Wood double glazed bow window to front, radiator, coved cornicing, TV point, double wood sliding doors leading through to dining area with serving hatch into kitchen, wood double glazed windows to rear, wood double glazed door to lean to conservatory.

Conservatory
Wood built, plastic corrugated roof.

Landing
Wood double glazed door to side, loft hatch access, built in storage cupboard, doors leading to all principle rooms.

Bedroom 1
Wood double glazed window to front, radiator, two 2 door built in storage cupboards, built in dressing table.

Bedroom 3
Wood double glazed window to front, two door built in storage cupboard.

Bedroom 2
Wood double glazed window to rear, radiator, two 2 door built in storage cupboards, built in dressing table.

Showerroom
Wood double glazed window to rear, walk in shower with electric 'Triton' shower with bathroom wall boarded walls, radiator, wash hand basin, vinyl flooring,.

Separate Wc
Wood window to side, low level low flush WC, part tiled walls.

Rear Garden
Good size, fence enclosed, predominantly laid to lawn.

Side Of Property
Car port leading to garage, access to rear garden.

Garage
Up and over door, two wood personnel doors to side, two wooden ingle glazed windows to side.

Front Of Property
Open plan lawn, driveway.









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/HAR121302

welcome to

Taybrooke Avenue, Hartlepool

- EXCELLENT POTENTIAL
- CONSERVATORY
- THREE BEDROOMS
- FRONT&REAR GARDENS
- DRIVEWAY & GARAGE

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

£150,000



Total floor area 95.3 m² (1,026 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/HAR121302

The Property Ombudsman

Property Ref:
HAR121302 - 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.

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.