



**Fernwood Avenue, Hartlepool TS25 5LU**

**welcome to**

## **Fernwood Avenue, Hartlepool**

An extended three-bedroom semi-detached home, ideal for families, set within a plot featuring a well-established, mature west-facing rear garden - perfect for enjoying afternoon and evening sun.

### **Entrance Hall**

Window to front and side, door to front, staircase to first floor.

### **Lounge**

Bay window to front, ornate period style fireplace, coved cornicing, part wood panelling.

### **Reception Room 2**

Extended to provide a spacious reception area with french doors to rear, ornate style fireplace, radiator, coved cornicing, part wood panelling, open with kitchen.

### **Kitchen**

Extensive range of wall and base units with contrasting working surfaces and composite splashback tiling, Belfast sink, 'range' style cooker with extractor hood over, recess and plumbing for washing machine, recess for spotlights.

### **Landing**

Loft accessed by ladders, window to side.

### **Bedroom 1**

Window to front, radiator, fitted wardrobes, coved cornicing, picture rail.

### **Bedroom 2**

Window to rear, fitted wardrobes, radiator, coved cornicing, dado rail, picture rail.

### **Bedroom 3**

Window to rear, coved cornicing, radiator.

### **Bathroom**

Window to side, three piece white suite, wall mounted wash hand basin, low level low flush WC, bath with shower over, heated towel rail.

### **Front Garden**

Low maintenance.

### **Rear Garden**

West facing rear garden, well established and mature.

### **Driveway**





***view this property online*** [mannersandharrison.co.uk/Property/HAR120708](https://mannersandharrison.co.uk/Property/HAR120708)



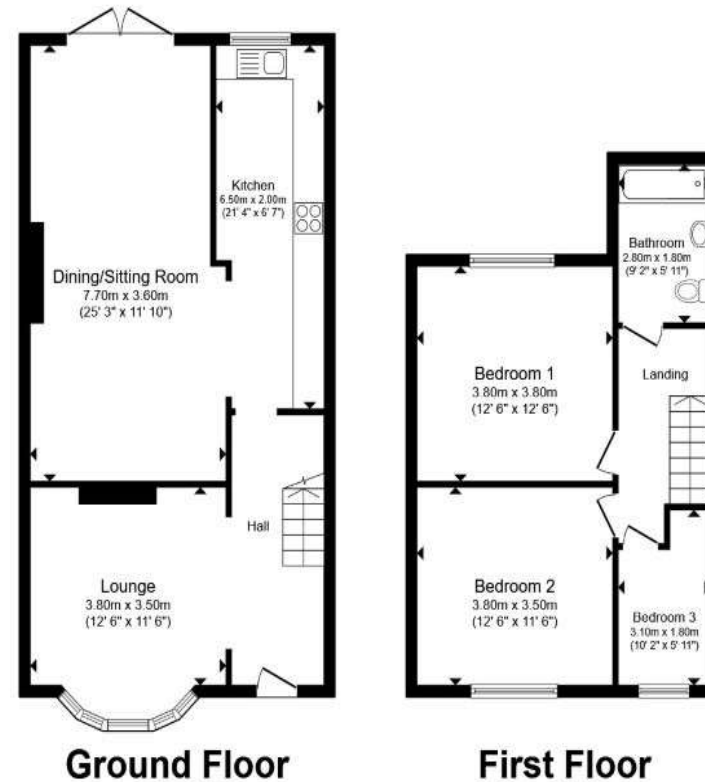
welcome to

## Fernwood Avenue, Hartlepool

- SUITABLE FOR A RANGE OF BUYERS
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- FRONT&REAR GARDENS
- DRIVEWAY

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

**£150,000**



Total floor area 111.0 m<sup>2</sup> (1,195 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)

  
manners  
& harrison

**view this property online** [mannersandharrison.co.uk/Property/HAR120708](http://mannersandharrison.co.uk/Property/HAR120708)



Property Ref:  
HAR120708 - 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 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)