



Comrie Road, Hartlepool TS25 3AJ

welcome to

Comrie Road, Hartlepool

The property is well positioned close to good local schools and everyday amenities, making it a highly convenient and appealing choice. This is a superb opportunity for a first time buyer or growing family to acquire a spacious home in a pleasant setting.

Entrance Hall

Entered via UPVC double glazed door into entrance hall, radiator, stairs to first floor, laminate flooring, door leading to kitchen, door leading to lounge/diner.

Lounge/Diner

12' 2" (max) x 20' 1" (max) (3.71m (max) x 6.12m (max))
Dual aspect, bright and airy, UPVC double glazed window to front, UPVC double glazed french doors to rear with window panels on both sides, radiator, TV point, feature electric fire with wood surround and marble hearth, door leading into kitchen.

Kitchen

12' 7" x 8' 6" (3.84m x 2.59m)
UPVC double glazed window to rear, laminate flooring, under stairs storage cupboard, wall mounted white radiator, beautiful range of wood shaker style wall and base units with complimentary working surfaces and cream subway tiled splashback, stainless steel 1 1/2 sink/drainers with swan neck mixer tap, inset electric oven, five ring gas hob with chimney style extractor over, space for free standing fridge/freezer, plumbing and recess for integrated dishwasher, door leading to utility room.

Utility room

5' x 10' 5" (1.52m x 3.17m)
UPVC double glazed window to side, UPVC double glazed door to side, laminate flooring, range of wood effect wall and base units with complimentary working surfaces, subway tiled splashback, stainless steel sink/drainers with mixer tap, plumbing and recess for washing machine, space for tumble dryer, wall mounted baxi combi boiler.

Landing

Great size, UPVC double glazed window to rear, loft hatch access, doors leading to all principle rooms.

Bedroom 2

11' 8" x 11' 5" (3.56m x 3.48m)
Bright and airy, UPVC double glazed window to front and side, part restricted floor space due to bulkhead, radiator.

Bedroom 1

11' 2" x 10' 10" (exc recess) (3.40m x 3.30m (exc recess))
UPVC double glazed window to front, radiator.

Bedroom 3

10' x 9' 4" (3.05m x 2.84m)
UPVC double glazed window to rear, radiator.

Family Bathroom

Modern, UPVC double glazed window to rear, vinyl flooring, tiled walls, panelled bath with central mixer tap and shower over with hand held shower attachment, low level low flush WC, wash hand basin with mixer tap, chrome heated towel rail, extractor fan.

Front Garden

Wall enclosed with wooden gate leading to walkway to front door, garden wraps around side, lawned areas, wooden gate leading to the rear garden.

Rear Garden

Wall and fence enclosed, outdoor tap, predominantly laid to lawn with planted borders, patio area.





view this property online mannersandharrison.co.uk/Property/HAR120395



welcome to

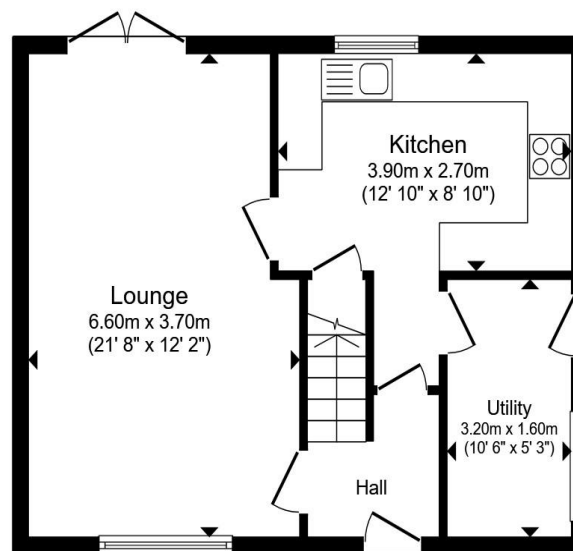
Comrie Road, Hartlepool

- CORNER PLOT
- CLOSE TO LOCAL AMENITIES
- UTILITY ROOM
- THREE DOUBLE BEDROOMS
- FRONT&REAR GARDENS

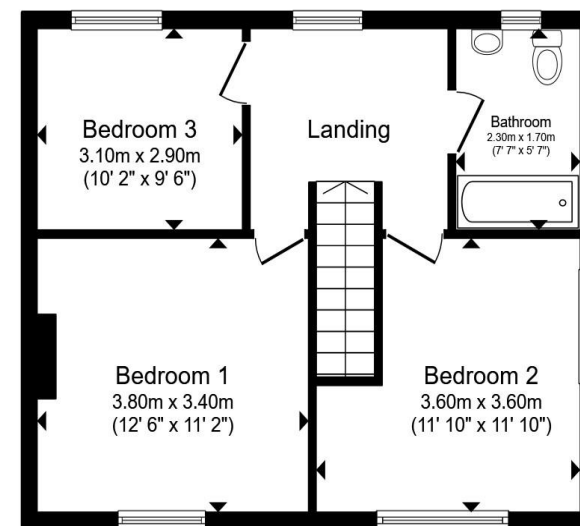
Tenure: Freehold EPC Rating: D

Council Tax Band: A

£140,000



Ground Floor



First Floor

Total floor area 88.8 m² (956 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



view this property online mannersandharrison.co.uk/Property/HAR120395



Property Ref:
HAR120395 - 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



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



mannersandharrison.co.uk