



Belmont Gardens, HARTLEPOOL TS26 9LT

welcome to

Belmont Gardens, HARTLEPOOL

This beautifully proportioned family home offers impressive space across three floors and is highly recommended for viewing. Blending traditional character with a modern, contemporary finish.

Entrance Vestibule

UPVC double glazed door, coved cornicing, dado rail, door leading into entrance hall.

Entrance Hall

Stairs to first floor, doors leading to all principle rooms, feature panelled walls, laminate flooring.

Lounge

UPVC double glazed bay window to front, coved cornicing, TV point, radiator.

Reception Room 2

UPVC double glazed french doors with window panels either side leading onto rear garden, coved cornicing, feature wall lights, radiator.

Kitchen

UPVC double glazed window to side, laminate flooring, radiator, spotlights to ceiling, range of wall and base units with contrasting working surfaces, tiled splashback, inset electric oven, 4 ring gas hob with stainless steel chimney style extractor over, stainless steel 1 1/2 bowl sink/drainers with mixer tap, archway leads into rear lobby.

Rear Lobby

UPVC double glazed window to side, radiator, UPVC double glazed door to side, 2 recess storage areas, door leading to utility area, tiled flooring.

Utility Area

UPVC double glazed window to side, wall and base units with contrasting working surfaces, stainless steel sink/drainers with mixer tap, plumbing and recess for washing machine, space for tumble dryer, radiator, tiled flooring, skylight window, space for freestanding fridge freezer.

W C

Low level low flush WC.

Half Landing

UPVC double glazed window to side, access to the family bathroom.

Family Bathroom

UPVC double glazed window to side, ultra modern family bathroom with 4 piece suite, low level low flush WC, bath with central mixer tap and hand held shower attachment with black hardware, black designer towel heated radiator, double walk in shower cubicle with rainfall shower head hand held attachment in black hardware which is fully tiled, wash hand basin with mixer tap on a vanity unit, part tiled subway brick walls, laminate flooring.

First Floor Full Landing

Built in storage cupboard.

Bedroom 1

UPVC double glazed window to front, radiator.

Bedroom 2

UPVC double glazed window to rear, radiator.

Bedroom 3

UPVC double glazed window to front, built in storage cupboard, radiator.

Staircase To Top Floor

Top Floor, Bedroom 4

Velux skylight window to front and rear, built in storage in the eaves, radiator, spotlights to ceiling.





Front

Fence enclosed, on street parking.

Rear Garden

Patio area, lawned area, wall and fence enclosed, outdoor tap, wooden gate that gives access to the alleyway for access to the front of the property.



view this property online mannersandharrison.co.uk/Property/HAR120170



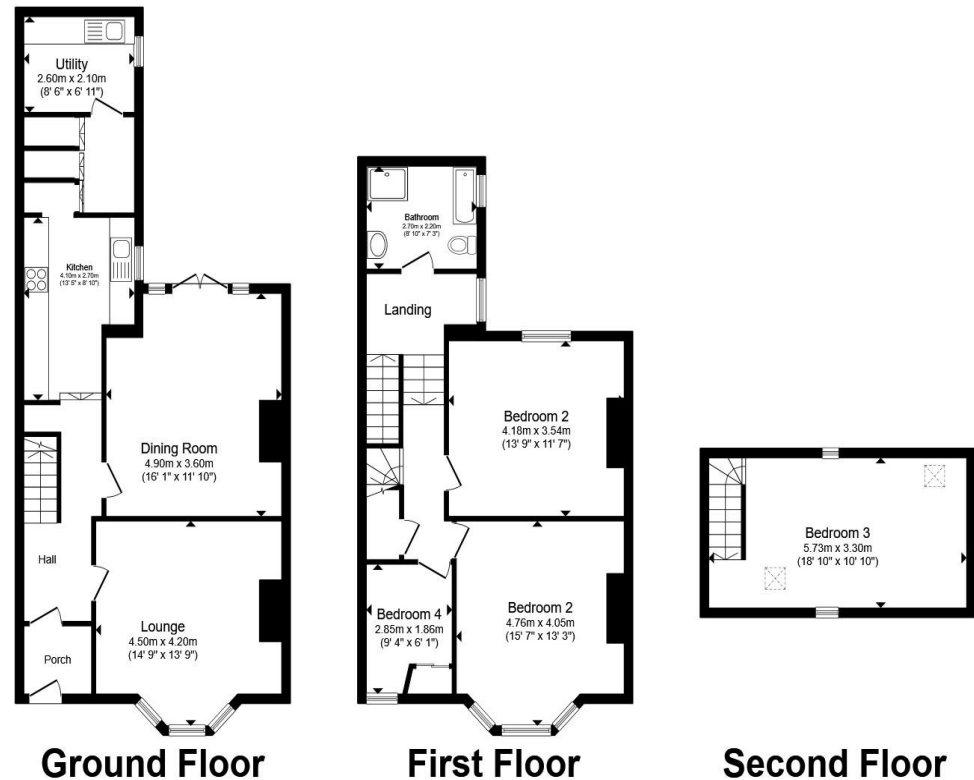
welcome to

Belmont Gardens, HARTLEPOOL

- UTILITY AREA
- TWO RECEPTION ROOMS
- SOUGHT AFTER AREA
- SPACIOUS
- THREE FLOORS

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

£160,000



Total floor area 152.6 m² (1,642 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/HAR120170



Property Ref:
HAR120170 - 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



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



mannersandharrison.co.uk