



**Brunel Close, Hartlepool, TS24 0UF**

**welcome to**

## **Brunel Close, Hartlepool**

A superb, 2 bedroomed, detached, modern home on this residential development situated on a quiet cul-de-sac position and on a larger than average plot with the scope to extend (subject to obtaining relevant consents).

### **Entrance Porch**

UPVC double glazed door to front.

### **Lounge / Diner**

19' 8" x 7' 11" ( 5.99m x 2.41m )

'L' shaped extending to 15ft 6in, box bay window to front and additional window to front, staircase to first floor, 3 radiators, UPVC double glazed door to rear and window to rear.

### **Kitchen**

7' 8" x 7' 2" ( 2.34m x 2.18m )

White gloss units, complimenting working surfaces, sink drainer with mixer tap, cupboard housing boiler, built in oven, hob and hood, plumbing and recess for washing machine.

### **First Floor Landing**

Storage cupboard, window to rear.

### **Bedroom 1**

12' 3" x 8' 8" ( 3.73m x 2.64m )

Window to front, radiator, over stairs storage cupboard.

### **Bedroom 2**

10' 7" x 8' 2" ( 3.23m x 2.49m )

Extending to 9ft 8in, window to front, radiator, loft void access.

### **Bathroom**

3 piece suite in white with panelled bath and mixer shower, pedestal wash hand basin, low level low flush WC, updated wet wall, window to rear, radiator.



## Externally

### Front

Lawn area, driveway.

### Rear Garden

Pebbled and astro turf for ease of maintenance.

### Side Garden

Shed.

### Garage

With up and over door.



***view this property online*** [mannersandharrison.co.uk/Property/HAR119933](https://mannersandharrison.co.uk/Property/HAR119933)





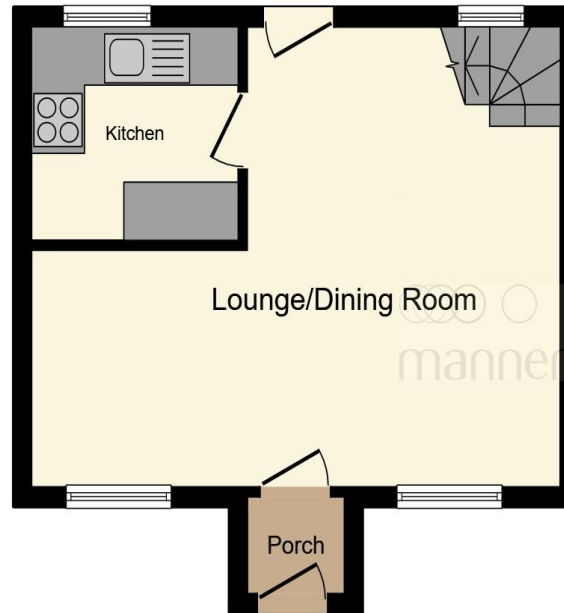
welcome to

## Brunel Close, Hartlepool

- GARAGE
- LOUNGE/DINER
- FRONT, SIDE AND REAR GARDENS
- DRIVEWAY
- NO ONWARD CHAIN

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

**£130,000**



**Ground Floor**



**First Floor**

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.focalagent.com](http://www.focalagent.com)

**view this property online** [mannersandharrison.co.uk/Property/HAR119933](http://mannersandharrison.co.uk/Property/HAR119933)



Property Ref:  
HAR119933 - 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)**