



Barton Avenue, Hartlepool TS25 5AN

welcome to

Barton Avenue, Hartlepool

Attention all first time buyers! This deceptively spacious, 3 bedroomed, end of terraced home is available for sale with no onward chain.

Entrance Lobby

Accessed via UPVC double glazed door, staircase to first floor.

Lounge

13' 7" into bay x 13' 3" maximum (4.14m into bay x 4.04m maximum)
Bow bay window to front, fireplace with electric fire, radiator.

Dining Room

10' 9" x 8' 9" (3.28m x 2.67m)
Window to side and rear, understairs storage.

Kitchen

8' 3" x 6' 9" (2.51m x 2.06m)
Window to side, door to rear, fitted with a range of wall and base units with complementing working surfaces, incorporating 1 1/2 bowl stainless steel sink/drain, recess and plumbing for washing machine, built in electric oven, hob and hood.

Downstairs Bathroom

Window to rear, bath, shower cubicle, pedestal wash hand basin, radiator.

Seperate Wc

Window to side, low level low flush WC.

First Floor Landing

Loft void access via Slingsby ladders which has a Velux window and electric supply plus wooden flooring.

Bedroom 1

10' 8" x 13' 3" (3.25m x 4.04m)
Window to front, radiator, walk in cupboard with window to front.

Bedroom 2

8' 3" x 9' 9" (2.51m x 2.97m)
Window to rear, radiator.

Bedroom 3

6' 7" x 8' (2.01m x 2.44m)
Window to rear, radiator.

Externally Rear Garden

Enclosed, West facing, patio and decked area, garden shed.





view this property online mannersandharrison.co.uk/Property/HAR119548



welcome to

Barton Avenue, Hartlepool

- PERFECT FOR A FIRST TIME BUYER
- WEST FACING REAR GARDEN
- 2 RECEPTION ROOMS
- DECEPTIVELY SPACIOUS
- ON STREET PARKING

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

£72,500



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

view this property online mannersandharrison.co.uk/Property/HAR119548



Property Ref:
HAR119548 - 0006

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