



**Wynyard Mews, HARTLEPOOL, TS25 3JF**

**welcome to**

## **Wynyard Mews, HARTLEPOOL**

This spacious ground floor flat is ideally located on Wynyard Mews and presents an excellent opportunity for a range of buyers, whether you are an investor, a first-time buyer, or someone looking to downsize.

### **Entrance Hall**

Entered via UPVC double glazed door, radiator, tiled flooring, door leading to kitchen, door leading to lounge.

### **Kitchen**

7' x 8' 3" ( 2.13m x 2.51m )

UPVC double glazed window to front, tiled flooring, range of wood effect shakerstyle wall and base units with contrasting working surfaces and tiled splashbacks, plumbing and recess for washing machine, stainless steel sink/drainer with mixer tap, inset electric oven, four ring gas hob with chimney style extractor over, radiator, space for free standing fridge/freezer.

### **Lounge**

12' 9" x 15' ( 3.89m x 4.57m )

Coved cornicing, TV point, UPVC double glazed french doors into rear garden, feature coal effect fire with marble surround and hearth, radiator, door leading into inner hallway.

### **Inner Hallway**

Doors to all principle rooms, built in storage cupboard.

### **bedroom 1**

9' 8" x 12' 6" ( 2.95m x 3.81m )

UPVC double glazed window to rear and to side, radiator, cove cornicing, four door built in mirrored sliding wardrobes.

### **Bedroom 2**

9' 5" x 11' 3" ( 2.87m x 3.43m )

UPVC double glazed window to front, radiator, coved cornicing.

### **Family Bathroom**

UPVC double glazed window to front, tiled flooring, tiled walls, P shaped bath with central mixer tap with a rainfall shower head and hand held attachment, shower screen, wash hand basin with mixer tap on vanity unit, low level low flush WC, chrome heated towel rail, extractor fan.





### **Rear Garden**

Fence enclosed, predominantly laid to lawn, patio area, raps around side leading to front of property.

### **Front Of Property**

Driveway for one vehicle and lawned area.



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## Wynyard Mews, HARTLEPOOL

- EXCELLENT INVESTMENT
- AMAZING OPPORTUNITY
- CLOSE TO LOCAL AMENITIES
- TWO BEDROOMS
- OFF STREET PARKING

Tenure: Leasehold EPC Rating: D

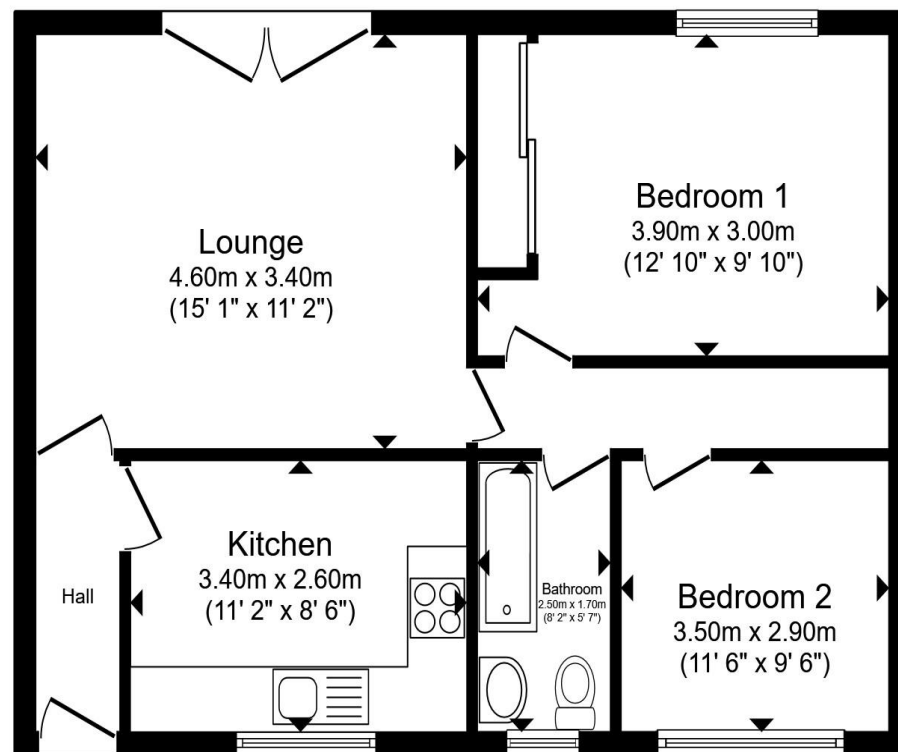
Council Tax Band: B Service Charge: 1560.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 1990.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £35,000



Total floor area 55.3 m<sup>2</sup> (595 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)

  
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Property Ref:  
HAR120082 - 0005

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