



Brecongill Close, Hartlepool, TS24 8PH

welcome to

Brecongill Close, Hartlepool

Available for sale with no onward chain, perfect first time buyers opportunity to purchase, this 2 bed mid terrace home with off street parking and a sunny aspect rear garden.

Entrance Porch

Door to front, inner door to lounge.

Lounge

Wall lights, window to front, coved cornicing, radiator, fireplace, staircase to first floor, access to kitchen.

Kitchen

Window to rear, french door to rear, combination of wall and base units in white with contrasting working surfaces and composite splashback tiling, stainless steel sink and drainer unit, built in oven/hob and hood over, recess and plumbing for washing machine, coved cornicing, wall mounted gas central heating boiler, radiator.

Landing

Loft hatch access.

Bedroom 1

Window to rear, radiator.

Bedroom 2

Window to front, radiator.

Bathroom

Pedestal wash hand basin, low level low flush WC, over stairs storage cupboard, bath with electric shower over, radiator.



Front Garden

Lawned area.

Rear Garden

Enclosed garden, predominantly laid to lawn with flowered borders, patio area.

Driveway



view this property online mannersandharrison.co.uk/Property/HAR120668



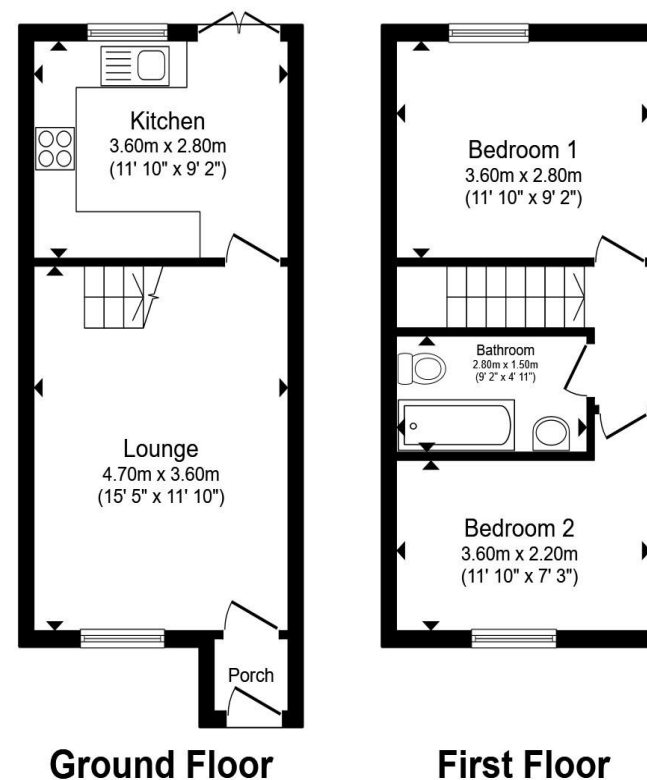
welcome to

Brecongill Close, Hartlepool

- NO ONWARD CHAIN
- PERFECT FOR FIRST TIME BUYERS
- FRENCH DOORS IN KITCHEN
- TWO BEDROOMS
- FRONT&REAR GARDENS

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

£80,000



Total floor area 55.8 m² (601 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/HAR120668



Property Ref:
HAR120668 - 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