



Sedgewick Close, HARTLEPOOL TS24 9EU

welcome to

Sedgewick Close, HARTLEPOOL

Recently refurbished kitchen and bathrooms, with carpets/vinyl, chrome fittings and freshly decorated throughout. Situated in the popular West View area, this well-presented three-bedroom semi-detached home is an ideal purchase for first-time buyers, families, investors or those looking to downsize.

Entrance Hallway

Entered via double glazed door, radiator, stairs to first floor, door leading to lounge, door leading to downstairs WC, coved cornicing.

Downstairs Wc

UPVC double glazed window to front, low level low flush WC, vinyl flooring, wash hand basin with mixer tap, splashback, radiator, coved cornicing.

Lounge

UPVC double glazed box bow window to front, radiator, coved cornicing, spotlights, built in under stairs storage cupboard, door leading to kitchen/diner.

Kitchen/Diner

Dining area - vinyl flooring, radiator, coved cornicing, UPVC double glazed French doors leading to rear with window panel to side.

Kitchen- good range of blue wall and base units with complimenting working surfaces, stainless steel 1 1/2 sink/drainers with mixer tap, inset electric oven, four ring electric hob with plumbing for gas (if preferred) with stainless steel chimney style extractor over, stainless steel splashback, coved cornicing, spotlights, cupboard housing combi boiler, space for freestanding fridge/freezer, plumbing and recess for washing machine.

Landing

Built in storage cupboard housing hot water tank, doors leading to bedrooms & bathroom.

Bedroom 1

UPVC double glazed window to front, radiator, built in storage cupboard over bulkhead, door leading to en-suite, coved cornicing.

En-Suite

UPVC double glazed window to front, radiator, vinyl flooring, modern corner wash hand basin with mixer tap on vanity unit with splashback, low level low flush WC, radiator, corner shower cubicle with shower, part tiled walls, extractor fan.

Bedroom 2

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

Bedroom 3

UPVC double glazed window to rear, radiator, coved cornicing, loft hatch access.

Family Bathroom

UPVC double glazed window to side, vinyl flooring, bathroom wall boarded walls, additional second shower in the property over the panelled bath which also has a shower screen, concealed cistern low level low flush wc, wash hand basin on a vanity unit, extractor fan.

Externally

Front Garden

Open plan lawn, driveway for approx 2/3 vehicles leading to garage, walkway leading to front door.

Rear Garden

Fence enclosed, two patio areas, lawned area, fence with gate separating patio and garden area, outdoor tap, personnel door giving access to garage.

Garage

Up and over door, power and light.





view this property online mannersandharrison.co.uk/Property/HAR120788



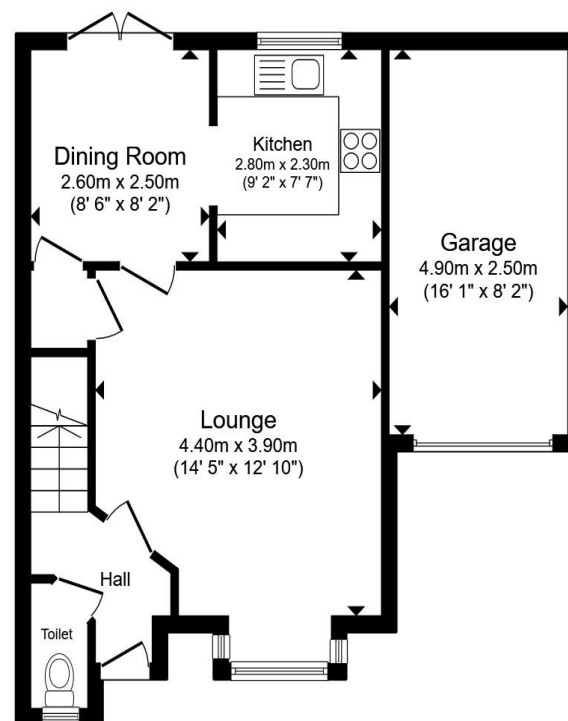
welcome to

Sedgewick Close, HARTLEPOOL

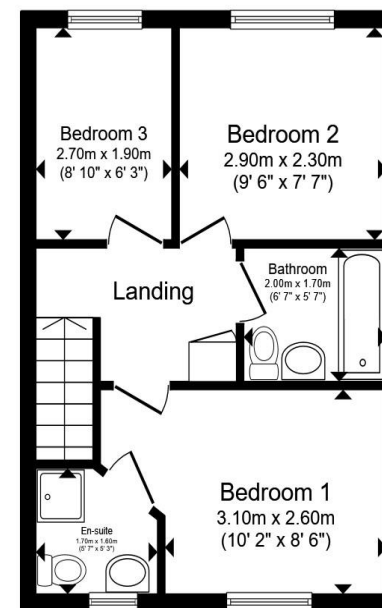
- BUILT BY PERSIMMON HOMES IN 2007
- NO ONWARD CHAIN
- MASTER BEDROOM WITH EN-SUITE
- FRONT & REAR GARDENS
- DRIVEWAY & GARAGE

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

£150,000



Ground Floor



First Floor

Total floor area 67.8 m² (730 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/HAR120788



Property Ref:
HAR120788 - 0007

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