



Wainwright Walk, Hartlepool, TS25 1XA

welcome to

Wainwright Walk, Hartlepool

A stunning three/four-bedroom detached family home occupying an enviable set-back position on Wainwright Walk, with breathtaking sea views in one of Seaton Carew's most sought-after locations.

Entrance Hall

Entered via a composite double glazed door to side into entrance hallway, UPVC double glazed window to front, 2 radiators, window panel to side of door, laminate flooring, stairs to first floor, understairs storage cupboard, feature staircase with glass Balustrade, alarm, door leading to downstairs wc, door leading to lounge.

Downstairs Wc

UPVC double glazed window to side, tiled floor, tiled walls, low level low flush wc, wash hand basin with mixer tap on a vanity unit. chrome heated towel rail.

Lounge

TV point, feature marble fire place with log and stone effect inset, laminate flooring, radiator, wooden glass Concertina door leading into dining room, archway leading to a sitting area.

Sitting Area

UPVC double glazed bow window to front, laminate flooring, radiator, feature marble fire place with log and stone effect inset.

Open Plan Kitchen/ Diner

Dining area- UPVC double glazed window to side, laminate flooring, space for dining table, spotlights to ceiling, wall mounted white vertical radiator, composite double glazed door to side, door leading to utility room.

Kitchen - radiator, spotlights to ceiling, UPVC double glazed french doors to rear garden with window panels either side, UPVC double glazed window to rear, laminate flooring, beautiful range of white gloss wall and base units and wall bank with complimentary granite working surfaces, stainless steel 1 1/2 bowl inset sink with groove/ drainer, four

ring electric hob with splashback and designer extractor over, inset electric oven, inset electric microwave, plumbing and recess for integrated dishwasher, bin storage, integrated fridge/ freezer, large breakfasting island with space for seating and further storage.

Utility Room

Plumbing and recess for washing machine, space for tumble dryer and tiled flooring,

Landing

2nd Floor Lounge/ Bedroom 1

Part restricted floor space due to bulk head, spotlights to ceiling, loft hatch access, 2 radiators, 2 UPVC double glazed windows to front, door leading to inner hallway which gives access to remaining bedrooms.

Bedroom 2

UPVC double glazed window to rear, radiator, spotlights to ceiling, doorway leading to dressing room.

Dressing Room

Open built in storage, spotlights to ceiling, built in hanging rails and shelving, sliding door that leads to en suite.

En Suite/ Shower Room

Tiled walls, tiled floor, extractor fan, spotlights to ceiling, double shower cubicle with rainfall shower head and hand held attachment, low level low flush wc, wash hand basin with mixer tap on a vanity unit, white heated towel rail.

Bedroom 3

UPVC double glazed window to rear, radiator.





Bedroom 4

UPVC double glazed window to side, radiator.

Family Bathroom

UPVC double glazed window to side, tiled floor, tiled walls, cladded ceiling, spotlights to ceiling, chrome heated towel rail, concealed cistern low level low flush wc, wash hand basin on a vanity unit with mixer tap, panel bath with mixer tap, hand held shower over with glass shower screen, extractor fan.

Externally Front Of Property

Wall enclosed, low maintenance, raised planted borders, block paved patio, stone bed section, walkway that leads to front door, access to rear garden via a wooden gate.

Rear Garden

Patio area, 2 shaped lawn areas, mature planted borders, large garden shed for storage, double width driveway that leads to garage, electric sliding gate.

Garage

Remote controlled roller shutter door, power and light.

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Agents Notes

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been

completed, the fee cannot be refunded, even if the property purchase does not go ahead.



view this property online mannersandharrison.co.uk/Property/HAR121003



welcome to

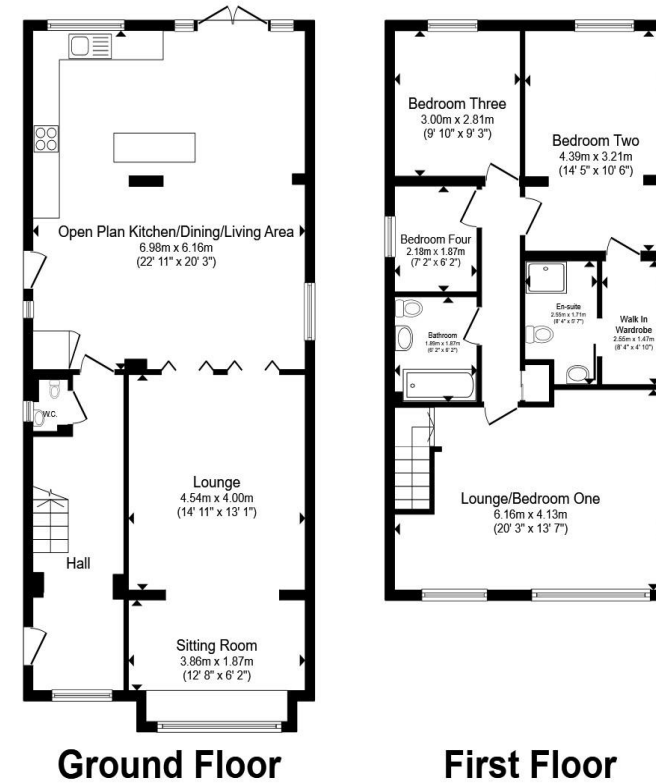
Wainwright Walk, Hartlepool

- AMAZING SEA VIEWS
- SOUGHT AFTER LOCATION
- MASTER BED WITH EN SUITE & DRESSING ROOM
- OPEN PLAN KITCHEN/ DINER
- WEST FACING REAR GARDEN

Tenure: Freehold EPC Rating: D

Council Tax Band: E

£400,000



Total floor area 156.7 m² (1,687 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

manners
& harrison

view this property online mannersandharrison.co.uk/Property/HAR121003



Property Ref:
HAR121003 - 0009

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