



Hardwick Street, Hartlepool TS27 4LT

welcome to

Hardwick Street, Hartlepool

Attractive two-bedroom semi-detached bungalow. This property offers comfortable living on one level and is perfectly positioned within easy walking distance of local shops, schools and regular bus routes, with convenient access to the A19 for commuters!

Entrance Hallway

UPVC double glazed door to side, directly into kitchen.

Kitchen

14' 4" x 4' 8" (4.37m x 1.42m)

Two UPVC double glazed windows to side, wall mounted baxi combi boiler, laminate flooring, stainless steel sink/drain, space for free standing cooker, plumbing and recess for washing machine, radiator, door leading to lounge, door leading to shower room, door leading to bedrooms.

Lounge

12' 4" x 13' 6" (3.76m x 4.11m)

Large UPVC double glazed window to front, radiator, laminate flooring, feature electric fire with surround.

Bedroom 1

12' 3" x 10' 3" (3.73m x 3.12m)

Built in storage cupboard, UPVC double glazed window to rear, radiator.

Bedroom 2

7' 2" (max) x 15' 4" (max) (2.18m (max) x 4.67m (max))

UPVC double glazed window to side and rear, radiator.

Shower Room

UPVC double glazed wind to front, corner shower cubicle with rainfall shower head and hand held attachment, chrome heated towel rail, wash hand basin on vanity unit, concealed cistern low level flush WC, bathroom wall boarded walls, vinyl flooring, loft hatch access.

Front Garden

Wall enclosed, planted garden, block paved patio walkway leading to front door.

Rear Garden

Fence enclosed garden, low maintenance with block paved patio area.

Agent Note

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/HAR119972



welcome to

Hardwick Street, Hartlepool

- SEMI DETACHED BUNGALOW
- CLOSE TO LOCAL AMENITIES
- SPACIOUS LOUNGE
- TWO BEDROOMS
- FRONT&REAR GARDENS

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£65,000



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/HAR119972



Property Ref:
HAR119972 - 0010

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