



Teesbrooke Avenue, Hartlepool, TS25 5JF

welcome to

Teesbrooke Avenue, Hartlepool

Substantially extended to the side and rear, sitting on a corner plot is this wonderful three bedroomed family home. Desirable attributes include three reception rooms, two bathrooms, Karndeian flooring, sunny rear garden and loft space with fixed staircase for storage.

Entrance Vestibule

Entered via a composite double glazed door into entrance vestibule with UPVC triple glazed windows to the front and side, Karndeian flooring, archway leading into main hallway.

Entrance Hallway

Stairs to first floor, understairs storage cupboard, radiator, Karndeian flooring, door leading to lounge and reception room 2.

Lounge

UPVC triple glazed window to front, radiator, decorative coved cornicing, TV point, ceiling rose, Karndeian flooring, wooden oak sliding doors leading to reception room 2.

Reception Room 2

UPVC triple glazed window to front, radiator, decorative coved cornicing, TV point.

Reception Room 3

UPVC triple glazed sliding doors to rear garden, Karndeian flooring, radiator, decorative coved cornicing, 2 ceiling roses, wooden sliding door leads to the kitchen.

Kitchen

Karndeian flooring, spotlights to ceiling, door leading to the downstairs shower room, a fantastic range of wall and base units with wood chop effect working surfaces and matching upstands, black inset 1 1/2 bowl sink/ drainer with mixer tap, recess and plumbing for undercounter washing machine, recess and plumbing for dishwasher, space for a wine fridge, recess for range style cooker with stainless steel splashback and extractor over, UPVC triple glazed french doors to rear, UPVC double glazed door to rear, UPVC triple glazed window to rear,

space for dining table, TV point, wall mounted combi boiler housed in one of the cupboards.

Downstairs Shower Room

UPVC triple glazed window to side, spotlights to ceiling, extractor fan, radiator, tiled floor, corner shower cubicle with electric shower and rainfall shower head, low level low flush wc, wash hand basin on a vanity unit, loft hatch access.

Landing

Stairs from hallway, UPVC triple glazed window to ceiling, extractor fan, radiator, tiled floor, corner shower cubicle with electric shower and rainfall shower head, low level low flush wc, wash hand basin on a vanity unit, loft hatch access.

Bedroom 1

UPVC triple glazed window to front, radiator, TV point.

Bedroom 2

UPVC triple glazed window to rear, radiator, open storage under stair recess.

Bedroom 3

UPVC triple glazed window to front, radiator.

Family Bathroom

Modern with a UPVC triple glazed window to rear and side, part tiled walls, low level low flush wc, wash hand basin on a vanity unit, vinyl flooring, free standing bath with free standing faucet and shower attachment, heated towel rail.

Loft Room

Velux skylight window to rear, built in storage in the eaves, power and light, carpeted.





Front Of Property

Wall enclosed with a wrought iron gate and a walkway that leads to front, 2 shaped lawned areas with slate bed edging, wrought iron gate to the side of the property which gives access to the rear.

Rear Garden

Raised decked area with decked seating area, patio area, shaped lawned area, step up to the garage with a personnel door.

Garage

Roller shutter door, boarded, vinyl flooring, power and light, wooden gate to the rear for access to the driveway.



view this property online mannersandharrison.co.uk/Property/HAR119396



welcome to

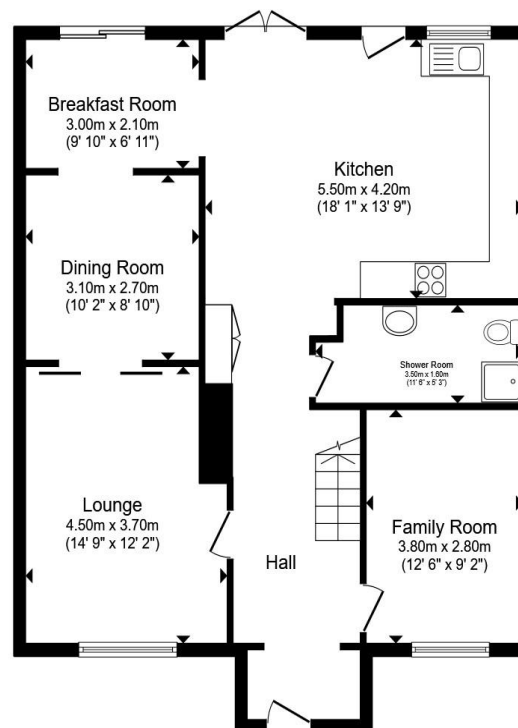
Teesbrooke Avenue, Hartlepool

- CORNER PLOT POSITION
- 3 RECEPTION ROOMS
- 2 BATHROOMS
- SUNNY REAR GARDEN
- LOFT SPACE WITH FIXED STAIRCASE

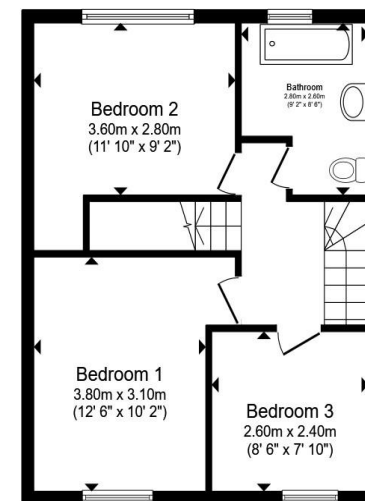
Tenure: Freehold EPC Rating: D

Council Tax Band: C

£210,000



Ground Floor



First Floor

Total floor area 135.1 m² (1,454 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/HAR119396



Property Ref:
HAR119396 - 0003

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



01429 261351



Hartlepool@mannersandharrison.co.uk



Shrewsbury House 129 York Road,
HARTLEPOOL, Durham, TS26 9DW



mannersandharrison.co.uk