



Wynyard Mews, HARTLEPOOL TS25 3JF

welcome to

Wynyard Mews, HARTLEPOOL

This spacious ground floor flat is ideally located on Wynyard Mews and presents an excellent opportunity for a range of buyers, whether you are an investor, a first-time buyer, or someone looking to downsize.

Entrance Hall

Entered via UPVC double glazed door, radiator, tiled flooring, door leading to kitchen, door leading to lounge.

Kitchen

7' x 8' 3" (2.13m x 2.51m)

UPVC double glazed window to front, tiled flooring, range of wood effect shakerstyle wall and base units with contrasting working surfaces and tiled splashbacks, plumbing and recess for washing machine, stainless steel sink/drainer with mixer tap, inset electric oven, four ring gas hob with chimney style extractor over, radiator, space for free standing fridge/freezer.

Lounge

12' 9" x 15' (3.89m x 4.57m)

Coved cornicing, TV point, UPVC double glazed french doors into rear garden, feature coal effect fire with marble surround and hearth, radiator, door leading into inner hallway.

Inner Hallway

Doors to all principle rooms, built in storage cupboard.

bedroom 1

9' 8" x 12' 6" (2.95m x 3.81m)

UPVC double glazed window to rear and to side, radiator, cove cornicing, four door built in mirrored sliding wardrobes.

Bedroom 2

9' 5" x 11' 3" (2.87m x 3.43m)

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

Family Bathroom

UPVC double glazed window to front, tiled flooring, tiled walls, P shaped bath with central mixer tap with a rainfall shower head and hand held attachment, shower screen, wash hand basin with mixer tap on vanity unit, low level low flush WC, chrome heated towel rail, extractor fan.

Rear Garden

Fence enclosed, predominantly laid to lawn, patio area, raps around side leading to front of property.

Front Of Property

Driveway for one vehicle and lawned area.

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.





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Wynyard Mews, HARTLEPOOL

- EXCELLENT INVESTMENT
- AMAZING OPPORTUNITY
- CLOSE TO LOCAL AMENITIES
- TWO BEDROOMS
- OFF STREET PARKING

Tenure: Leasehold EPC Rating: D

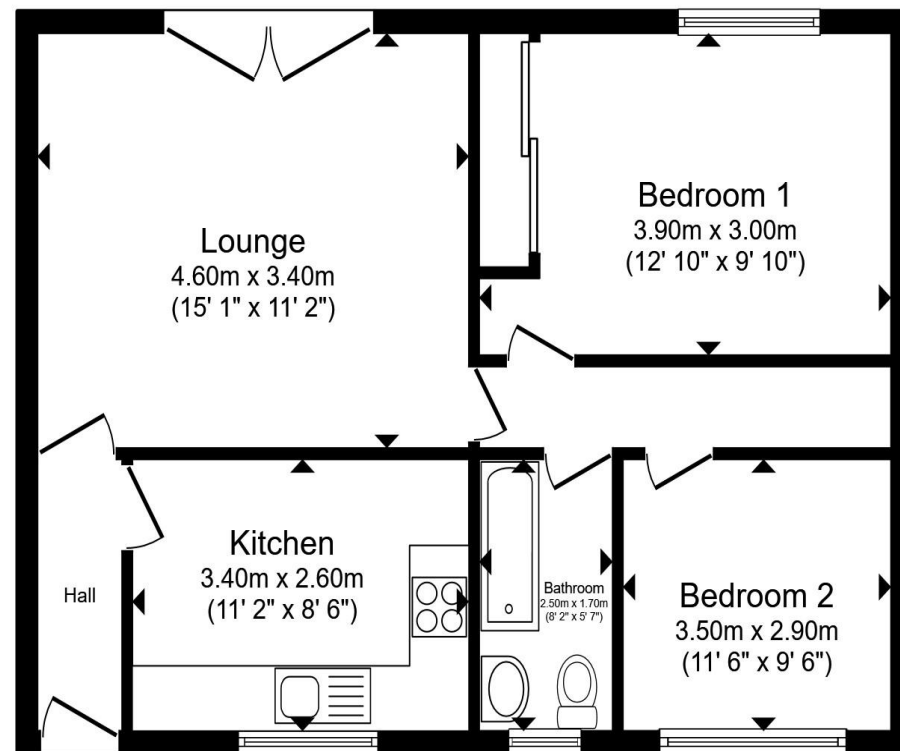
Council Tax Band: B Service Charge: 1560.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 1990.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£35,000



Total floor area 55.3 m² (595 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


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Property Ref:
HAR120082 - 0007

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