



Tristram Avenue, Hartlepool TS25 5PE

welcome to

Tristram Avenue, Hartlepool

Excellent family sized, terrace home! With two reception rooms, large rear garden and three double bedrooms, this property is not to be missed! Ideally suited to first time buyers, growing families and investors alike.

Entrance Hallway

Entered via UPVC double glazed door to front stairs to first floor.

Lounge

UPVC double glazed window to front aspect, decorative fire surround, radiator, archway leading into Dining Area.

Dining Area

Hatch open into the Kitchen, wooden single glazed French doors leading onto the rear garden, radiator.

Kitchen

Range of white wall and base units with contrasting working surfaces, part tiled splashback, space for cooker, plumbing for washing machine, 1 1/2 bowl stainless steel sink with mixer tap, UPVC double glazed window to rear, UPVC double glazed door to rear, pace for free standing fridge/freezer, understairs storage cupboard.

Reception Room 2

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

First Floor Landing

UPVC double glazed window to rear aspect, loft hatch.

Bedroom 1

UPVC double glazed window to front, radiator, built in storage cupboard.

Bedroom 2

UPVC double glazed window to front, radiator, coved cornicing, built in storage cupboard.

Bedroom 3

UPVC double glazed window to rear, radiator, built in storage cupboard housing boiler.

Bathroom

'P' shaped bath with bathroom wall panels and rainfall shower head over, glass shower screen, wash hand basin on a vanity unit, chrome heated towel rail, UPVC double glazed window to rear.

Separate Wc

WC, UPVC double glazed window to rear.

Externally Front Garden

Concrete driveway with dropped kerb, lawned front garden.

Rear Garden

Predominately lawned with a concrete walkway to the rear, slate bed section, mature trees, garden shed, fence enclosed.

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/HAR120895



welcome to

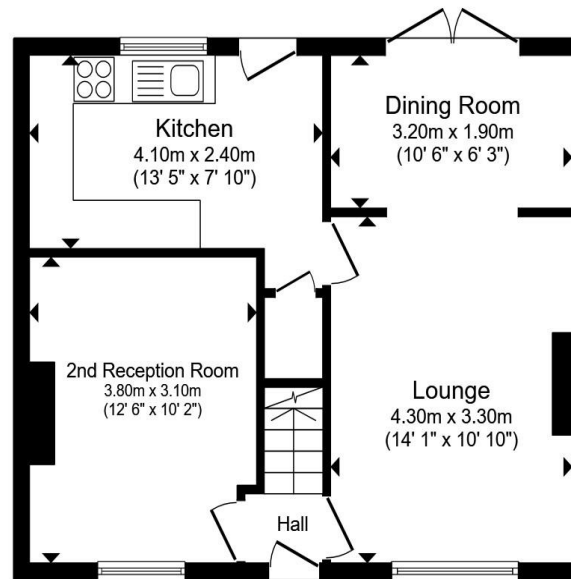
Tristram Avenue, Hartlepool

- 2 RECEPTION ROOMS
- 3 DOUBLE BEDROOMS
- FRONT & REAR GARDENS
- DRIVEWAY FOR OFF STREET PARKING
- IDEAL FOR A RANGE OF BUYERS!

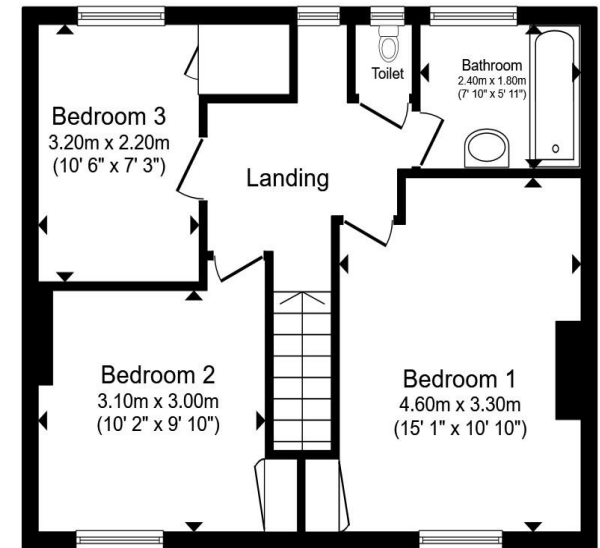
Tenure: Freehold EPC Rating: C

Council Tax Band: A

£115,000



Ground Floor



First Floor

Total floor area 93.2 m² (1,004 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/HAR120895



Property Ref:
HAR120895 - 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 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