





Woodrush Gardens, Hartlepool, TS27 3DE

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welcome to

Woodrush Gardens, Hartlepool

This wonderful three-bedroom semi-detached townhouse is still benefiting from its NHBC warranty and has been lovingly maintained by the current owners. Ideally suited to first-time buyers, young families or those looking for the convenience and finish of a modern new-build property.

Entrance Hall
Entered via composite double glazed door into hallway, radiator, stairs to first floor, door leading to lounge.

Lounge
UPVC double glazed window to front, two radiators, TV point, feature panelled media wall, door leading to kitchen/diner.

Kitchen/Diner
Vinyl flooring, UPVC double glazed window to rear, UPVC double glazed french door to rear, radiator, door leading to handy downstairs WC, space for dining table.

Kitchen- Good range of grey gloss wall and base units with complimenting working surfaces & matching upstands, integrated fridge, integrated freezer, inset electric oven, four ring gas hob with stainless steel splashback and stainless steel chimney style extractor over, stainless steel 1 1/2 bowl sink/drainer with mixer tap, plumbing and recess for washing machine, wall mounted baxi combi boiler housed in one of the storage cupboards, plumbing and recess for integrated dishwasher.

Firt Floor Landing
UPVC double glazed window to side, radiator, doors leading to all principle rooms.

Bedroom 2
UPVC double glazed window to rear, radiator, built in storage cupboard.

Family Bathroom
Vinyl flooring, low level low flush WC, wall mounted wash hand basin with mixer tap and tiled splashback, paneled bath with mixer tap and tiled surround, extractor fan.

Bedroom 3
UPVC double glazed window to front, radiator, door leading to stairwell.

Stairwell
Giving access to master bedroom, UPVC double glazed window to front, radiator.

Master Bedroom
UPVC double glazed window to side, UPVC double glazed dorma window to front, radiator, two door built in mirrored sliding doors leading into built in dressing area, door leading to en-suite shower room.

En-Suite
Velux skylight window to rear, vinyl flooring, radiator, low level low flush WC, wash hand basin with mixer tap and tiled splashback, shower cubicle with hand held shower attachment and tiled surround, extractor fan.

Front Garden
Low maintenance with double width block paved driveway.

Rear Garden
Fence enclosed, predominantly laid to lawn, patio area, outdoor tap, garden shed, gate leading to front of property.









Agents 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.

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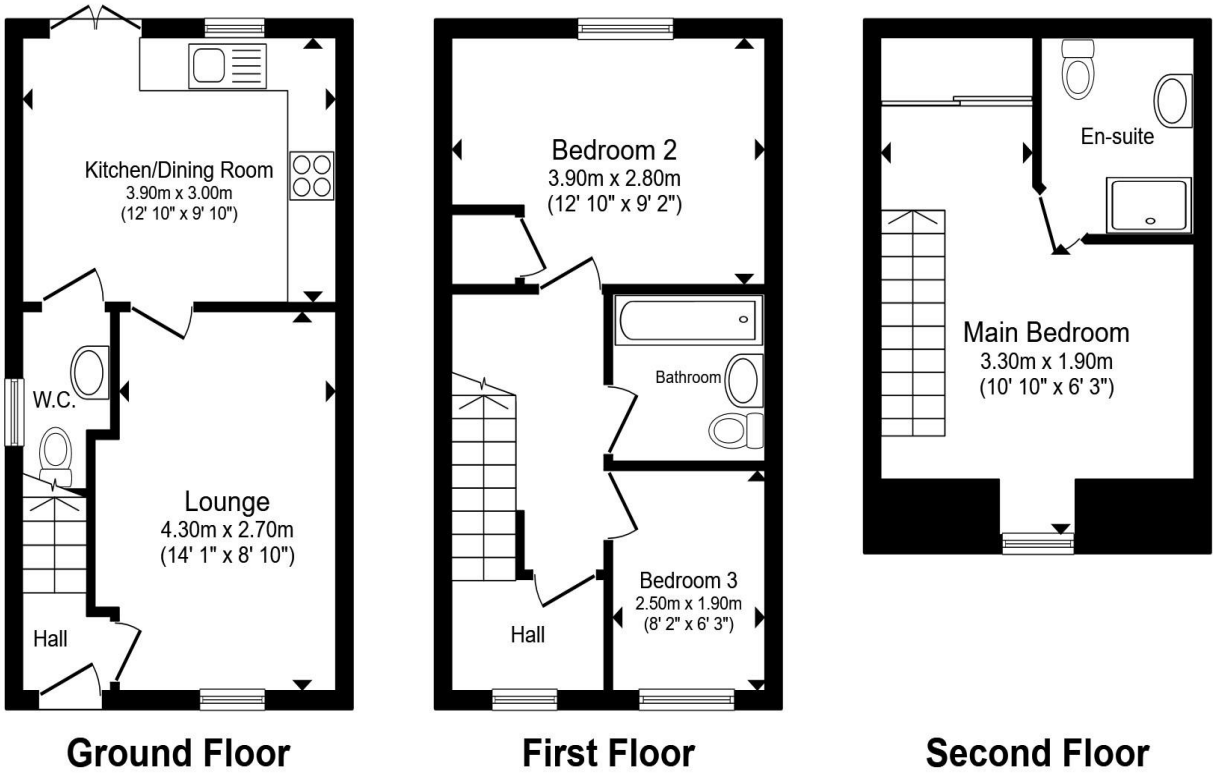
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- NO ONWARD CHAIN
- NHBC WARRANTY
- MASTER BEDROOM WITH EN-SUITE
- DRIVEWAY
- REAR GARDEN

Tenure: Freehold EPC Rating: B
Council Tax Band: C

£190,000



Total floor area 79.7 m² (858 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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The Property Ombudsman

Property Ref:
HAR121222 - 0004

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