



Chichester Close, Hartlepool TS25 2QT

welcome to

Chichester Close, Hartlepool

Perfectly positioned on Chichester Close on the Fens is this three-bedroom detached family home, beautifully decorated throughout and lovingly cared for and maintained by the current owners.

Entrance Hallway

Entered via UPVC double glazed door, UPVC double glazed window to side, radiator, door leading to second reception room, door leading to lounge, laminate flooring.

Reception Room 2

UPVC double glazed window to front, radiator, laminate flooring, door leading to built in storage area.

Lounge/Diner

Dual aspect, UPVC double glazed window to front, UPVC double glazed french doors to rear, laminate flooring, radiator x2, electric fire with solid oak surround and hearth, coved cornicing, door leading to inner hallway.

Inner Hallway

stairs to first floor, door leading to kitchen, door leading to downstairs WC.

Downstairs Wc

Low level low flush WC, vinyl flooring, wash hand basin, splashback, chrome heated towel rail, extractor fan.

Kitchen

UPVC double glazed window to rear, tiled flooring, beautiful range of white gloss wall and base units with complimentary granite working surfaces with matching upstands and splashback, inset electric oven, four ring electric hob, glass and stainless steel extractor over, wall mounted chrome heated towel rail, inset stainless steel 1 1/2 bowl sink with swan neck mixer tap, plumbing and recess for washing machine, composite double glazed door to side.

Landing

Bright and airy, UPVC double glazed window to side, loft hatch access, storage cupboard, doors leading to all principle rooms, radiator.

Bedroom 1

UPVC double glazed window to rear, radiator, four door built in sliding wardrobes.

Bedroom 2

UPVC double glazed window to front, radiator, laminate flooring.

Bedroom 3

UPVC double glazed window to front, radiator, two door built in sliding wardrobes.

Family Bathroom

Well appointed, ultra-modern, UPVC double glazed window to rear, cladded ceiling, spotlights, wash hand basin with mixer tap, low level low flush WC, chrome heated towel rail, corner shower cubicle with tiled surround, part tiled walls, vinyl flooring.

Front Of Property

Double width driveway, low maintenance with slate bed sections and block paved patio.

Rear Garden

Lawned area, decking area, gate giving access to front of property.

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover 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/HAR120785



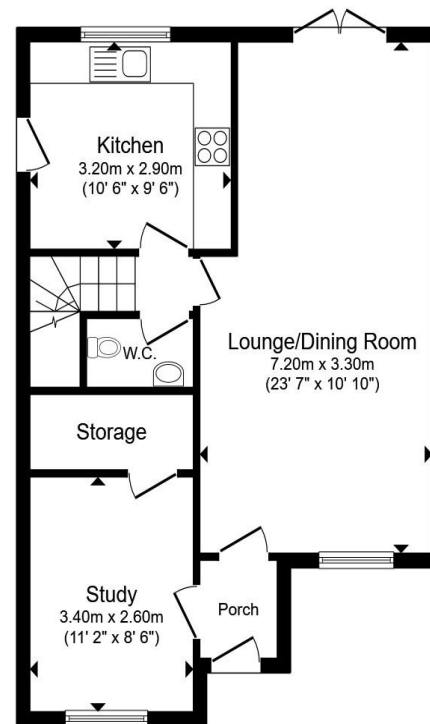
welcome to

Chichester Close, Hartlepool

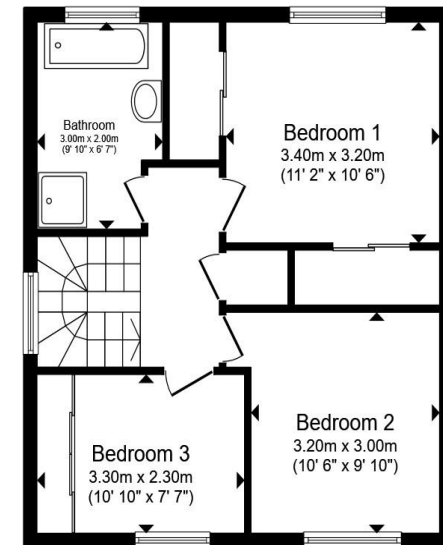
- DETACHED FAMILY HOME
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- FRONT&REAR GARDENS
- DRIVEWAY

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

£220,000



Ground Floor



First Floor

Total floor area 102.7 m² (1,105 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/HAR120785



Property Ref:
HAR120785 - 0013

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