



Ripon Close, HARTLEPOOL TS25 1JL

welcome to

Ripon Close, HARTLEPOOL

This well-presented three-bedroom townhouse is pleasantly situated just off Seaton Lane and offers spacious, versatile accommodation ideal for first-time buyers or growing families.

Entrance Hall

Entered via a double glazed door into the entrance hall, radiator, stairs to first floor, vinyl flooring, door leading into lounge/ diner.

Lounge/ Diner

Dual aspect, UPVC double glazed window to front, UPVC double glazed french doors to rear, 2 radiators, TV point, door leading into the kitchen.

Kitchen

UPVC double glazed window to rear, UPVC double glazed french doors to side with window panels either side, radiator, vinyl flooring, good range of white wall and base units with contrasting working surfaces and matching upstands, stainless steel 1 1/2 bowl sink/ drainer with mixer tap, plumbing and recess for washing machine, inset electric oven, four ring gas hob with splashback and a black chimney style extractor over, space for free standing fridge/ freezer, door leading to downstairs wc.

Downstairs Wc

Vinyl flooring, low level low flush wc, radiator, wash hand basin with mixer tap and splashback, extractor fan.

First Floor Landing

Stairs from hallway, UPVC double glazed window to front, radiator, doors leading to all principal rooms, stairs leading to top floor, storage cupboard that houses hot water tank.

Bedroom 2

UPVC double glazed window to rear, radiator.

Bedroom 3

UPVC double glazed window to front, radiator.

Family Bathroom

UPVC double glazed window to rear, vinyl flooring, low level low flush wc, wash hand basin with mixer tap, panel bath, part tiled walls, extractor fan, radiator.

2nd Floor Landing

Door leading to bedroom 1.

Bedroom 1

UPVC double glazed window to front, radiator, walk in wardrobe area with hanging rails, door leading to en suite/ shower room.

En Suite Shower

Skylight window to rear, vinyl flooring, radiator, shower cubicle with tiled surround, low level low flush wc, wash hand basin with mixer tap, part tiled walls, extractor fan.

Externally Front Of Property

Garage with roller shutter door, power and light, parking space in front of property, open plan lawn area with a walkway leading to front door.

Rear Garden

Predominantly laid to lawn, patio area, outdoor tap, wooden gate at the rear which gives access to front of property.

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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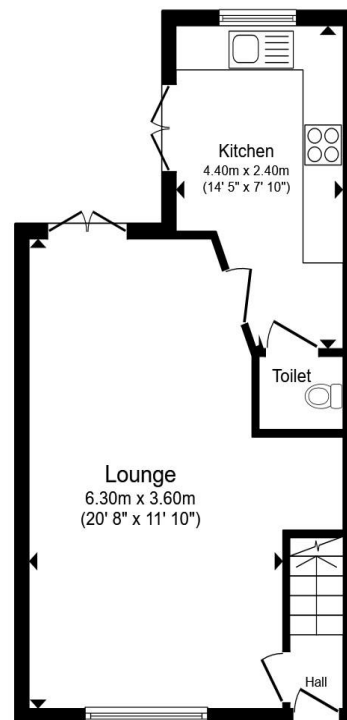
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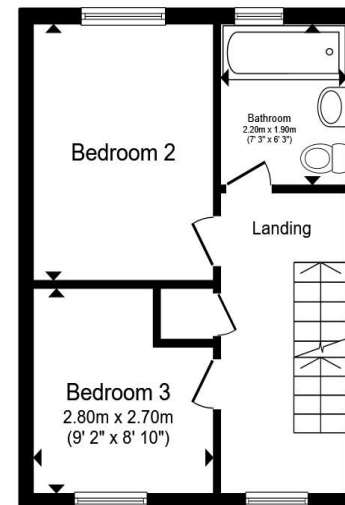
- GUEST WC
- MASTER BED WITH EN SUITE
- POPULAR AREA
- GARAGE & DRIVEWAY
- BRIGHT DUAL ASPECT LOUNGE

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

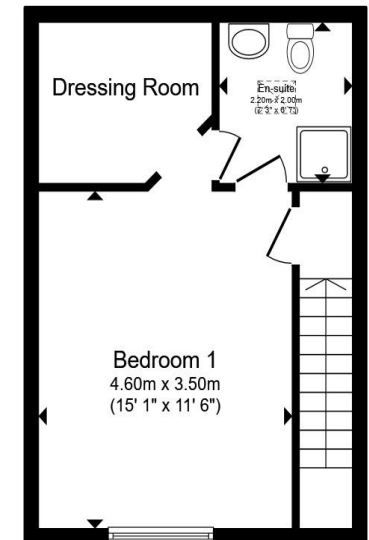
£175,000



Ground Floor



First Floor



Second Floor

Total floor area 99.8 m² (1,075 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:
HAR120901 - 0004

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.

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