



Brierton Lane, Hartlepool, TS25 5DR

welcome to

Brierton Lane, Hartlepool

This impressive and well-proportioned three-bedroom detached bungalow occupies an excellent plot on Brierton Lane and offers spacious, versatile accommodation, ideal for those seeking life on one level.

Entrance Hall

Entered via UPVC double glazed door, L shaped, access to all principle rooms, three door built in storage cupboard, door leading to lounge, radiator, loft hatch access.

Lounge

UPVC double glazed bow window to front, radiator, TV point, wall lights, feature coal effect fire with attractive wall surround and marble hearth.

Kitchen

Breakfasting kitchen/diner, radiator, tiled flooring, UPVC double glazed sliding door to rear porch, beautiful range of wall and base units with complimentary working surfaces, inset electric oven, fur ring gas hob, tiled splashback, stainless steel 1 1/2 bowl sink/drainers with mixer tap, UPVC double glazed picture window to side, door leading to utility room.

Rear Porch

UPVC constructed, UPVC double glazed windows to rear and side, UPVC double glazed door to rear.

Bedroom 1

Five door built in storage cupboards, UPVC double glazed bow window to front, radiator, door leading to en-suite shower room.

En-Suite Shower Room

UPVC double glazed window to front, laminate flooring, low level low flush WC, wash hand basin, shower cubicle with electric shower over, tiled around shower, extractor fan.

Bedroom 2

UPVC double glazed picture window to side, radiator, four door built in storage cupboards.

Family Bathroom

UPVC double glazed picture window to side, laminate flooring, radiator, wash hand basin, panel bath, low level low flush WC, extractor fan.

Bedroom 3

Currently used as a reception room, UPVC double glazed sliding door to rear garden, radiator, TV point.

Utility Room

UPVC double glazed picture window to side, radiator, tiled flooring, space for free standing fridge/freezer, plumbing and recess for washing machine.





Front Garden

Driveway down side of property with double gates to rear garden, low maintenance, wall and fence enclosed, double wrought iron gates, block paved patio, small stonebed section with planted backed borders.

Rear Garden

South facing, fantastic size, range of block paved patio, concrete, lawn, fence enclosed, shaped lawn area with attractive planted borders, greenhouse, allotment, wood outbuildings, outdoor tap.

Garage



view this property online mannersandharrison.co.uk/Property/HAR121035



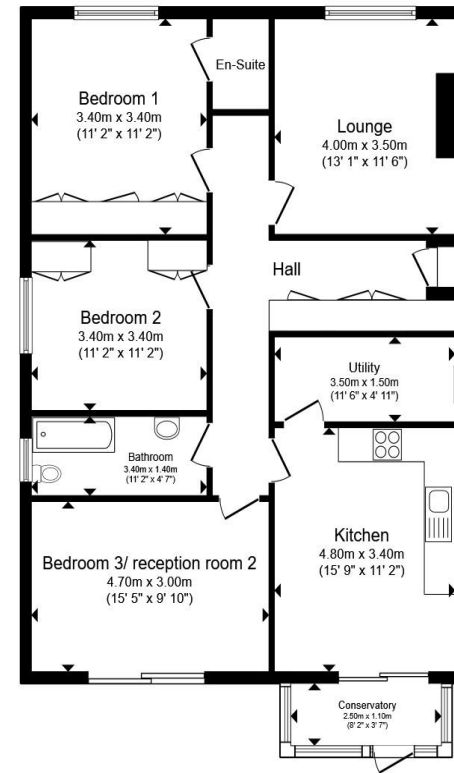
welcome to

Brierton Lane, Hartlepool

- EXCELLENT PLOT
- TWO RECEPTION ROOMS
- UTILITY ROOM
- FRONT&REAR GARDENS
- DRIVEWAY&GARAGE

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: D

£250,000



Total floor area 97.5 m² (1,049 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/HAR121035



Property Ref:
HAR121035 - 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



01429 261351



Hartlepool@mannersandharrison.co.uk



Shrewsbury House 129 York Road,
HARTLEPOOL, Durham, TS26 9DW



mannersandharrison.co.uk