



Stratford Road, Hartlepool TS25 5AW

welcome to

Stratford Road, Hartlepool

Loving cared for and well maintained is this two bedroomed, terraced home, ideally located close to schools, local amenities and bus routes.

Entrance Hallway

Entered via UPVC double glazed door, stairs to first floor, laminate flooring, door that leads into the lounge.

Lounge

UPVC double glazed bay window to front, radiator, laminate flooring, feature gas fire, decorative surround and marble hearth, TV point, door leading through into kitchen/diner.

Kitchen / Diner

UPVC double glazed window to rear, laminate flooring, space for dining table, good range of shaker style wall and base units with complementing marble effect working surfaces and tiled splashback, stainless steel 1 1/2 bowl sink/drainers with mixer tap, inset electric double oven, 4 ring gas hob with stainless steel extractor over, plumbing and recess for washing machine, space for free standing fridge freezer, understairs storage cupboard, radiator, door leading to rear lobby.

Rear Lobby

Laminate flooring, door leading to downstairs family bathroom, dado rail, UPVC door that leads to rear garden.

Family Bathroom

UPVC double glazed window to side, tiled flooring, tiled walls, chrome heated towel rail, concealed cistern low level low flush WC, wash hand basin with mixer tap on vanity unit, "P" shaped bath with mixer tap and handheld shower attachment plus second shower over with concertina glass shower screen.

First Floor Landing

Doors leading to all principle rooms.

Bedroom 1

UPVC double glazed window to front, radiator, laminate flooring, 2 door built in wardrobes and dressing table, overbed storage, further 6 door built in storage cupboards, opening that leads to a further storage area that has a UPVC double glazed window to front.

Bedroom 2

UPVC double glazed window to rear, radiator.

Bedroom 3

Currently used as a craft room, UPVC double glazed window to rear, radiator, wall mounted Worcester combination boiler, fixed staircase that leads up to the loft space.

Loft Space

Power, light, Velux skylight window to rear, built in storage in eaves.

Externally

Front

Low maintenance, concrete double width driveway.

Rear Garden

Wall enclosed, patio area, shaped lawn area, outdoor tap.





view this property online mannersandharrison.co.uk/Property/HAR119555



welcome to

Stratford Road, Hartlepool

- WELL MAINTAINED
- DOUBLE WIDTH DRIVEWAY
- CLOSE TO SCHOOLS
- LOFT SPACE
- CLOSE TO LOCAL AMENITIES

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£110,000



Total floor area 76.1 m² (819 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/HAR119555



Property Ref:
HAR119555 - 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