Hegartys
SALES & LETTINGS



3 Bedrooms

Welcome to this stunning modern semi-detached house boasting 3 bedrooms in a sought-after neighbourhood. This property exudes luxury and style, offering a bright and spacious living environment. The house is immaculately maintained, creating a peaceful and quiet retreat for its residents. Enjoy the scenic views from the well-lit rooms and relax in the beautifully landscaped garden with field views. The property also features off-street parking and a garage, providing convenience and security for your vehicles. Located on a lovely new build estate, this home is easily accessible to local amenities, schools, and transport links. Don't miss out on the opportunity to make this stylish and contemporary property your own. Contact us today to arrange a viewing and experience the charm of this exceptional home.

Sunshine Place

Hartlepool, Teesside, TS27

Asking Price:

£174,995

EPC Rating: B

0191 512 4940 | sales@hegartysea.co.uk | **www.hegartysestateagents.co.uk**
Wheeler House, 2-3 Newbottle Street, Houghton Le Spring, Tyne And Wear, DH4 4AL



Kitchen Diner:
16'3" x 10'3" (4.95m x 3.12m)

Lounge:
13'7" x 10'10" (4.14m x 3.3m)
Carpeted flooring, radiator, double glazed window, French doors leading to rear garden.

Downstairs W/c:
5'7" x 3'1" (1.7m x 0.94m)
Wash hand basin, low level W.C, radiator.

Master Bedroom:
13'7" x 8'2" (4.14m x 2.5m)
Carpeted flooring, double glazed window, radiator.

Bedroom Two:
12'6" x 7'3" (3.8m x 2.2m)
Carpeted flooring, double glazed window, radiator.

Bedroom Three:
9'1" x 6'1" (2.77m x 1.85m)
Carpeted flooring, double glazed window, radiator.

Family Bathroom:
Wash hand basin, panelled bath with overhead shower, low level W.C, double glazed window, radiator.





For additional information and full photo gallery please visit **www.hegartysestateagents.co.uk**









Tenure: Freehold

Council Tax Band: B

EPC: B

Parking Arrangements: Driveway + Garage

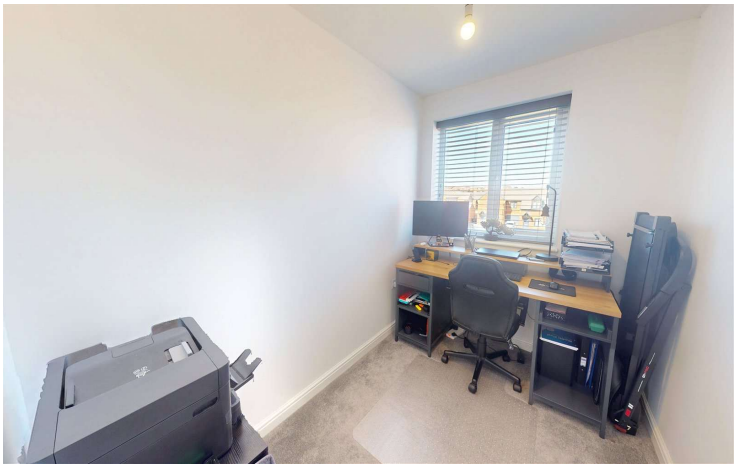
Material Information:
The following information should be read and considered by any potential buyers prior to making a transactional decision.
SERVICES: We are advised by the seller that the property has mains provide gas, electricity, water and drainage.
MAINTENANCE/SERVICE CHARGES- N/A
WATER METRE-Yes
PARKING ARRANGEMENTS: Driveway & Garage
BROADBAND SPEED: The maximum speed for broadband in this area is shown by inputting the postcode at the following link here> Broadband Speed Checker - UK's No.1 Broadband Speed Test
ELECTRIC CAR CHARGER-No
MOBILE PHONE SIGNAL: No known issues at the property
NORTH EAST OF ENGLAND- EX MINING AREA: We operate in an ex-mining area. This property may have been built on or near an ex-mining site. Further information can/will be clarified by the Solicitors prior to completion.
The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.

Disclaimer:
Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Viewing Arrangements:
To arrange an appointment to view this property, please contact us on 01915124940.
hours are :
Monday to Friday 9.00a.m. to 5.00pm. / Saturday 9.00a.m. to 12.00pm.

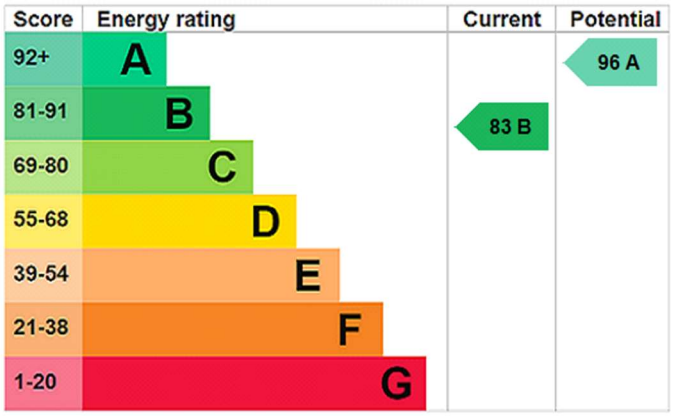












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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract