

WHITWORTH GARDENS, HARTLEPOOL, TS25 5TY



- ▲ Cul-De-Sac Position
- ▲ Three Bedroom Detached House
- ▲ Modern Style Yuill's Built Home
- ▲ Lounge/Diner & Generous Garden Room
- ▲ Kitchen, Utility Room & Downstairs WC

- ▲ Bedroom One with Built in Wardrobes & En-Suite with Modern Suite
- ▲ Block Paved Driveway & Garage
- ▲ Gas Central Heating & UPVC Double Glazing

Offers Over £180,000

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This Yuill built detached house is excellently positioned in a cul-de-sac and is an ideal starting point for young families or first time buyers.

The home comprises entrance hall, lounge/diner, spacious garden room, kitchen/breakfast room, utility room and downstairs WC.

The first floor has landing, bedroom one with built in wardrobes and modern shower room, two further bedrooms and a family bathroom.

Other features include garage, blocked paved driveway, gas central heating and UPVC double glazing.

TO VIEW: Tel: 01642 955140
10 Town Square, Billingham, TS23 2LY

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BUYERS IDENTIFICATION CHECK(S) - Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

AGENTS REF: - MH/LS/BIL260365/29072026

Council Tax Band: C **Tenure:** Freehold

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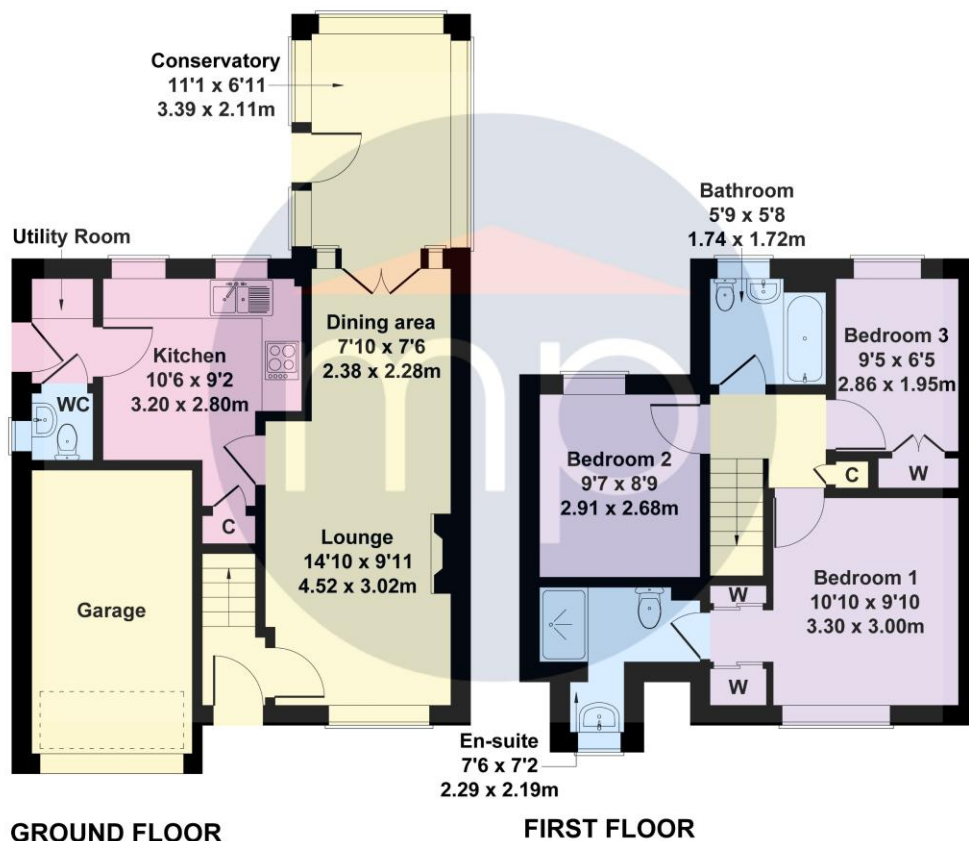


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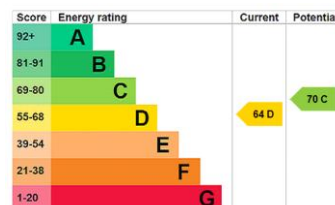
Whitworth Gardens

Approximate Gross Internal Area
797 sq ft - 74 sq m
(Excluding Garage)



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



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