



**Hart Lane, Hartlepool TS26 8RS**



**welcome to**

## **Hart Lane, Hartlepool**

Available for sale this 3 Bedroomed, Mid Terraced property is available for sale with no onward chain.

### **Entrance Porch**

Accessed via UPVC double glazed door, internal door leading to:-

### **Dining Room**

13' 4" (maximum) x 10' 7" (maximum) ( 4.06m (maximum) x 3.23m (maximum) )

UPVC double glazed window to front, understairs storage cupboard, radiator, staircase to First Floor.

### **Kitchen**

17' 7" (narrowing to 6ft 10in) x 13' 4" (narrowing to 4ft 11in) ( 5.36m (narrowing to 6ft 10in) x 4.06m (narrowing to 4ft 11in) )

L shaped, reconfigured incorporating the outbuildings to make this a spacious Kitchen with an extensive range of base units with integrated electric oven with 4 ring gas hob and extractor hood over, stainless steel one and a half bowl sink/drain unit, recess and plumbing for washing machine, complementing working surfaces, radiator, UPVC double glazed window to both rear and side, UPVC double glazed door leading to rear garden.

### **Lounge**

18' x 10' 2" (maximum) ( 5.49m x 3.10m (maximum) )

UPVC double glazed window to front and rear, decorative coved cornicing, marble effect fireplace with co-ordinating surround and hearth with living flame gas fire.

### **First Floor Landing**

UPVC double glazed window to rear, Loft void access.

### **Bedroom 1**

10' 2" x 12' 4" ( 3.10m x 3.76m )

UPVC double glazed window to front, cupboard housing hot water tank.

### **Bedroom 2**

10' 4" (maximum) x 12' 3" (maximum) ( 3.15m (maximum) x 3.73m (maximum) )

UPVC double glazed window to front, walk in storage cupboard.

### **Bedroom 3**

7' 5" x 8' 2" ( 2.26m x 2.49m )

UPVC double glazed window to rear.

### **Wet Room**

UPVC double glazed opaque window to rear, electric shower, pedestal wash hand basin, low level low flush WC, wall mounted electric heater.

### **Externally**

### **Front**

On street parking, attractive low maintenance garden.

### **Rear Garden**

Enclosed, South facing, paved for ease of maintenance.





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## Hart Lane, Hartlepool

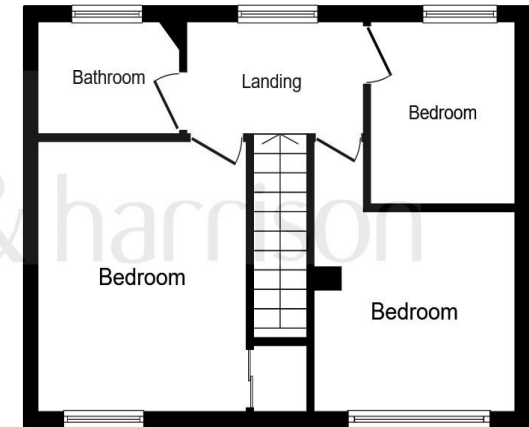
- NO ONWARD CHAIN
- SPACIOUS
- ON STREET PARKING
- SOUTH FACING GARDEN
- IDEAL FIRST TIME BUYER OPPORTUNITY

Tenure: Freehold EPC Rating: E

**£85,000**



**Ground Floor**



**First Floor**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Property Ref:  
HAR114819 - 0004

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