



Uppingham Street, Hartlepool TS25 5RS

welcome to

Uppingham Street, Hartlepool

- ATTENTION INVESTORS
- GOOD RENTAL YIELDS
- SOLD WITH TENANT IN SITU
- ON STREET PARKING
- REAR YARD

Tenure: Freehold EPC Rating: D

£42,000

view this property online mannersandharrison.co.uk/Property/HAR117050



Property Ref:
HAR117050 - 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.

Entrance Hall

Accessed via UPVC double glazed door to front, inner door leading to:-

Lounge

15' maximum x 12' 9" maximum (4.57m maximum x 3.89m maximum)
Window to front, fireplace, radiator.

Inner Lobby

Staircase to first floor.

Kitchen

14' 6" x 5' 4" (4.42m x 1.63m)
Window to side, fitted with a range of wall and base units with stainless steel sink/drain unit, plumbing for washing machine, gas central heating boiler, radiator.

Rear Lobby

UPVC double glazed door leading to rear yard, access to:-

Bathroom

Window to rear, bath, pedestal wash hand basin, low level low flush WC, radiator.

First Floor Landing

Window to rear.

Bedroom 1

12' 9" maximum x 12' 1" maximum (3.89m maximum x 3.68m maximum)
Window to front, radiator.

Bedroom 2

9' x 6' 4" including overstairs bulk head (2.74m x 1.93m including overstairs bulk head)
Window to rear, radiator.

Externally

Front

On street parking.

Rear Yard



manners & harrison



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