



**Marine Drive, Hartlepool TS24 0DU**

**welcome to**

## **Marine Drive, Hartlepool**

Amazing Sea views from this stunning 3 bedroomed, terraced home. After undergoing a complete refurbishment, we are pleased to bring to the market this modern property.

### **Entrance Hall**

Staircase to first floor, radiator.

### **Entrance Vestibule**

Composite door to front.

### **Lounge**

12' 9" into bay x 15' 3" into alcove ( 3.89m into bay x 4.65m into alcove )  
Bay window to front, spotlights, Sea views, radiator.

### **Kitchen / Diner**

7' 6" x 16' 1" ( 2.29m x 4.90m )  
Window to rear, modern wall and base units with complimenting work surfaces, 1 1/2 stainless steel sink drainer unit with mixer tap, oven, hob, integrated dishwasher and washing machine, spotlights, understairs storage cupboard.

### **Utility Area**

French doors to side leading to rear courtyard.

### **Bathroom**

Refitted modern suite, vanity wash hand basin, bath with chrome mixer tap and spray attachment, WC, spotlights, boiler, window to rear.

### **First Floor Landing**

Loft void access.

### **Bedroom 1**

10' 9" x 13' ( 3.28m x 3.96m )  
Window to front, direct Sea views, radiator, spotlights, walk in cupboard.

### **Bedroom 2**

9' 4" x 9' 7" ( 2.84m x 2.92m )  
Window to rear, spotlights, radiator.

### **Bedroom 3**

6' 6" x 6' 5" ( 1.98m x 1.96m )  
Window to rear, spotlights, radiator.

### **Externally**

#### **Front Garden**

Small garden, on street parking.

#### **Rear Courtyard Style**

South facing.





***view this property online*** [mannersandharrison.co.uk/Property/HAR117776](https://mannersandharrison.co.uk/Property/HAR117776)



welcome to

## Marine Drive, Hartlepool

- SOLAR PANELS
- UNINTERRUPTED SEA VIEWS
- MODERN FIXTURES AND FITTINGS
- COMPLETE REFURBISHMENT
- STUNNING HOME

Tenure: Freehold EPC Rating: C

**£150,000**



This floorplan 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 should not be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely on its own inspection(s). Plan produced for Manners & Harrison. Powered by www.focalagent.com

**view this property online** [mannersandharrison.co.uk/Property/HAR117776](https://mannersandharrison.co.uk/Property/HAR117776)



Property Ref:  
HAR117776 - 0004

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](mailto:Hartlepool@mannersandharrison.co.uk)



Shrewsbury House 129 York Road,  
HARTLEPOOL, Durham, TS26 9DW



[mannersandharrison.co.uk](https://mannersandharrison.co.uk)