



**Thackeray Road, Hartlepool TS25 4JS**



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## **Thackeray Road, Hartlepool**

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### **Important Notice 2**

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which the reserve price is intended to be set. The seller will confirm their final reserve price close to the auction date and if appropriate the auctioneers may adjust the guide price to reflect this.

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Registration for bidding online will close the Friday before the auction sale. Please ensure you register and submit all the details and documents required in time. Without authorisation to bid prior to the sale you will be unable to bid in the auction.

### **Entrance Hall**

UPVC door to front, UPVC double glazed window to front, carpet, radiator, storage cupboard, open to dining room.

### **Lounge**

20' 11" x 12' 3" Max ( 6.38m x 3.73m Max )

UPVC double glazed bow window to front, carpet, TV point, telephone point, fireplace with electric fire, French doors to conservatory, carpet.



### **Dining Room**

9' 4" x 8' 6" ( 2.84m x 2.59m )

Carpet, radiator, archway to kitchen.

### **Kitchen**

11' 8" x 8' 9" ( 3.56m x 2.67m )

Fitted with a range of white wall and base units with contrasting worktops, sink/drain unit with mixer tap, splashback tiling, electric oven and gas hob with cooker hood over, cupboard housing boiler, UPVC door to conservatory, UPVC double glazed window to rear and side, textured ceiling, vinyl flooring.

### **Conservatory**

6' 9" x 12' 2" Max ( 2.06m x 3.71m Max )

Of UPVC construction, UPVC double glazed window to front and side, double glazed doors to side, vinyl flooring.

### **First Floor Landing**

Stairs from hallway, radiator, loft access, carpet.

### **Bedroom 1**

14' 6" x 9' 5" ( 4.42m x 2.87m )

Two UPVC double glazed windows to rear, carpet, radiator, built in cupboard.

### **Bedroom 2**

11' 3" x 9' 3" ( 3.43m x 2.82m )

UPVC double glazed window to front, carpet, radiator.

### **Bedroom 3**

7' 11" x 7' 1" Max over bulkhead ( 2.41m x 2.16m Max over bulkhead )

UPVC double glazed window to front, laminate, radiator, mirror sliding robes.

### **Family Bathroom**

Bath with mixer tap and shower over, wc, wash hand basin with mixer tap, UPVC double glazed opaque window to rear, part panelled walls, vinyl flooring, towel rail, extractor fan.

### **Externally**

### **Front & Rear Gardens**

Paved front garden with pebble area, access to shared alley. Rear garden with lawn and patio area, outside tap, shed, raised border.



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## Thackeray Road, Hartlepool

- GUIDE PRICE £62,000
- FOR SALE WITH TENANT IN SITU
- DOUBLE GLAZED & GAS CENTRAL HEATED
- CLOSE TO LOCAL SHOPS AND AMENITIES
- FRONT & REAR GARDENS

Tenure: Freehold EPC Rating: D

guide price

**£62,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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