



**Mariners Point, Hartlepool TS24 0FB**

**welcome to**

## **Mariners Point, Hartlepool**

Offered with no onward chain is this 2 bedroomed, upper-floor apartment. Benefitting from a triple aspect, open-plan entertaining kitchen, lounge-diner, this property is ideal for those looking to have that Marina lifestyle.

### **Entrance Porch**

Storage cupboard, door to side.

### **Entrance Hall**

Storage cupboard, door to side, electric heater.

### **Kitchen / Lounge / Diner**

26' 7" reducing 12ft 4in x 25' 2" reducing to 12ft 3in ( 8.10m reducing 12ft 4in x 7.67m reducing to 12ft 3in )  
L shaped, wood veneer shaker style fitted kitchen with wall and base units and contrasting roll top worktops, larder, 1 bowl stainless steel sink/drainer with mixer tap, splashback tiling, electric oven and hob with cooker hood, integrated dish washer, integrated fridge, integrated freezer, UPVC double glazed window to front, rear and side, double glazed french door to front with balcony and sea views, TV and telephone points, wall mounted electric fire, 2 electric heaters, spotlights.

### **Bedroom 1**

13' 10" maximum x 9' 7" ( 4.22m maximum x 2.92m )  
UPVC double glazed window to rear with sea views, TV and telephone points, wardrobes.

### **En Suite**

Tiled shower cubicle, WC, wash hand basin, extractor fan, shaver point.

### **Bedroom 2**

10' 4" x 13' 10" maximum ( 3.15m x 4.22m maximum )  
UPVC double glazed window to rear with sea views, wardrobes, built in cupboard, electric heater.

### **Bathroom**

Bath with mixer tap and shower over, airing cupboard, WC, wash hand basin, UPVC double glazed window to front, part tiled, towel rail, extractor fan.





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## Mariners Point, Hartlepool

- SEA VIEWS
- NO ONWARD CHAIN
- EN SUITE
- CLOSE TO AMENITIES
- OPEN PLAN KITCHEN/LOUNGE/DINER

Tenure: Leasehold EPC Rating: C

**£110,000**



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

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Oct 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold marks



Property Ref:  
HAR117676 - 0003

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