



**Berwick Street, Hartlepool TS25 1BW**

## welcome to

### Berwick Street, Hartlepool

A significantly improved 3 Bedroomed Mid Terrace home with two reception rooms, refitted kitchen and 4-piece bathroom. This property offers modern decor, fixtures and fittings and is ready to move into.

#### Entrance Vestibule

UPVC double glazed door to front.

#### Lounge

12' 7" x 11' 2" ( 3.84m x 3.40m )

UPVC double glazed window to front aspect, laminate style flooring radiator.

#### Dining Room

11' 8" x 11' 5" Max ( 3.56m x 3.48m Max )

UPVC double glazed window to rear aspect, radiator, laminate style flooring

#### Kitchen

11' 8" x 10' 11" ( 3.56m x 3.33m )

With a range of white wall and base units and working surfaces, Belfast sink with mixer tap recess and plumbing for washer/dryer (included), recess for cooker (cooker included), fridge freezer (included), radiator.

#### First Floor

#### Land ing

Access to partially boarded lift.

#### Bed room 1

11' 2" x 9' 11" Max ( 3.40m x 3.02m Max )

UPVC double glazed window to rear aspect, radiator.

#### Bed room 2

11' 9" Max x 10' 1" into alcoves ( 3.58m Max x 3.05m into alcoves )

UPVC double glazed window to rear aspect, radiator.

#### Bed room 3

7' 1" x 5' 1" ( 2.16m x 1.55m )

UPVC double glazed window to front aspect, radiator.

#### Family Bathroom

Suite comprising panelled bath with mixer tap and shower attachment, separate walk-in shower with mains powered shower, vanity wash hand basin with mixer tap spotlighting cupboard housing boiler, UPVC double glazed opaque window to side aspect, part tiled walls.

#### Externally

#### End used Rear Yard

With useful storage shed

#### On Street Parking To Front





***view this property online*** [mannersandharrison.co.uk/Property/HAR117955](http://mannersandharrison.co.uk/Property/HAR117955)



welcome to

## Berwick Street, Hartlepod

- READY TO MOVE INTO
- 2 RECEPTION ROOMS
- ENCLOSED REAR YARD WITH USEFUL STORAGE SHED
- ON STREET PARKING TO FRONT
- POPULAR LOCATION

Tenure: Freehold EPC Rating: D

**£110,000**



This floor plan 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 cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

view this property online [mannersandharrison.co.uk/Property/HAR117955](http://mannersandharrison.co.uk/Property/HAR117955)



Property Ref:  
HAR117955 - 0002

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 buyer's 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 and the extent and boundaries of the property and other important matters before exchange of contracts.

  
manners & harrison



**01429 261351**



Hartlepod @mannersandharrison.co.uk



Shrewsbury House 129 York Road  
HARTLEPOOL, Durham TS26 9DW



**mannersandharrison.co.uk**

