









welcome to

Murray Street, Hartlepool

A 3 bedroomed bay fronted terrace available for sale with no onward chain and conveniently located for local amenities and transport links.

Entrance Hallway

Access via UPVC double glazed door, picture rail, radiator, staircase to first floor.

Living Room

11' 9" Excluding bay x 12' 2" Into alcoves (3.58m Excluding bay x 3.71m Into alcoves)
UPVC double glazed window to front aspect, fireplace with electric fire, coved cornicing, radiator.

Dining Room

12' 4" Into alcoves x 11' 7" (3.76m Into alcoves x 3.53m) UPVC double glazed window to rear aspect, radiator, understairs storage cupboard.

Kitchen

7' x 11' 4" (2.13m x 3.45m)

Fitted with a range of wall and base units with contrasting working surfaces, built in electric oven, hob and hood, stainless steel 1 1/2 bowl sink/drainer unit with mixer tap, recess and plumbing for washing machine, wall mounted gas central heating boiler, recess spotlighting to ceiling, UPVC double glazed window and door to side aspect.

Bathroom

UPVC double glazed window to side, fitted with a 3 piece white suite comprising panelled bath with mixer tap and spray attachment, vanity style wash hand basin with mixer tap, low level low flush wc, recess spotlighting to ceiling, heated towel radiator.

Half Landing

With UPVC double glazed window to side, storage cupboard.

Bedroom 3

7' 2" x 6' 6" (2.18m x 1.98m) UPVC double glazed window to side aspect, radiator.

Bedroom 2

11' 6" x 9' 4" Max (3.51m x 2.84m Max) UPVC double glazed window to rear aspect, radiator.

Bedroom 1

16' 1" x 11' 4" Max (4.90m x 3.45m Max) UPVC double glazed window to front aspect, radiator.







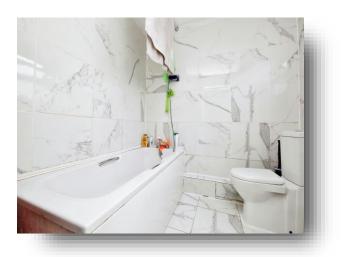
Externally

Front

On street parking with palisade.

Rear Yard

Agents Note
Please note that the property adjoins a commercial premises and this may impact on mortgage lending options. Please seek guidance with regards to any financial arrangements to ensure it will meet your specific requirements. specific requirements.







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Murray Street, Hartlepool

- 2 RECEPTION ROOMS
- MODERN FITTED KITCHEN
- MODERN BATHROOM
- REAR YARD
- ON STREET PARKING

Tenure: Freehold EPC Rating: D

£70,000



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

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Property Ref: HAR117663 - 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.





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