



Grange Road, Hartlepool TS26 8JG

welcome to

Grange Road, Hartlepool

Sold with vacant possession, this 7 bedroomed, 3 reception roomed, bay fronted, mid terraced property is conveniently located to transport links and a short walking distance into the Town Centre. Good potential for rentals from a HMO perspective.

Entrance Lobby

Accessed via UPVC double glazed door, inner door leading to:-

Entrance Hallway

Staircase to first floor, radiator, understairs storage cupboard.

Front Reception

15' 1" into bay x 15' 6" into alcoves (4.60m into bay x 4.72m into alcoves)
UPVC double glazed window to front, decorative coved cornicing, fireplace with marble effect surround and hearth with inset living flame gas fire, radiator.

Rear Reception

13' 1" maximum x 13' 2" (3.99m maximum x 4.01m)
UPVC double glazed dual aspect windows to rear, fireplace, decorative coved cornicing, picture rail, radiator.

Breakfasting Diner

8' 4" x 14' 2" (2.54m x 4.32m)
Window to side, vanity style wash hand basin, wall mounted Logic gas central heating boiler, built in storage to alcoves, radiator.

Kitchen

11' 1" x 9' 8" (3.38m x 2.95m)
Window to both side and rear, door to side leading to rear yard, fitted with a combination of wall and base units with contrasting working surfaces, incorporating 1. 1/2 bowl sink/drainers unit with chrome mixer tap, recess for Range cooker, double width extractor hood over, plumbing and recess for washing machine.

First Floor Half Landing

Double radiator, loft access, giving access to:-

W C

Window to side, low level low flush WC.

Bathroom

Window to side, panelled bath with chrome mixer tap and spray attachment, pedestal wash hand basin, low level low flush WC, radiator.

Bedroom 6

8' 8" x 6' 7" (2.64m x 2.01m)
Window to rear, radiator.

Full Landing

Giving access to:-

Bedroom 2

11' 2" maximum x 13' 2" maximum (3.40m maximum x 4.01m maximum)
Window to rear, radiator, fireplace.

Bedroom 1

12' 9" maximum x 13' 2" (3.89m maximum x 4.01m)
Window to front, radiator.

Bedroom 5

6' 5" x 12' 1" maximum (1.96m x 3.68m maximum)
Window to front, radiator.

Second Floor Landing

Velux window to rear, storage cupboard.

Bedroom 3

16' 1" x 8' 8" excluding built in storage (4.90m x 2.64m excluding built in storage)
Window to front, radiator.





Bedroom 4

8' 9" x 7' 6" (2.67m x 2.29m)

Velux window to rear, built in wardrobe, radiator.

Bedroom 7

9' 3" x 11' 2" (2.82m x 3.40m)

Window to front, radiator.

Externally

Front Garden

On street parking.

Rear Yard



view this property online mannersandharrison.co.uk/Property/HAR116877



welcome to

Grange Road, Hartlepool

- SOLD WITH VACANT POSSESSION
- 7 BEDROOMS
- 3 RECEPTION ROOMS
- ON STREET PARKING
- CONVENIENTLY LOCATED

Tenure: Freehold EPC Rating: E

£140,000



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/HAR116877



Property Ref:
HAR116877 - 0006

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



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



mannersandharrison.co.uk