









## welcome to

## **Gleneagles Road, Hartlepool**

A two bedroomed ground floor apartment for sale with no onward chain! Situated in a quiet residential location, benefitting from gas central heating, UPVC windows and doors, driveway and garage.

#### **Entrance Porch**

UPVC double glazed door.

#### **Entrance Hall**

Radiator, dado rail, three storage cupboards.

## Lounge

10' 6"  $\times$  14' 3" ( 3.20m  $\times$  4.34m ) Bow bay window to rear, radiator, coved cornicing.

#### Kitchen

7' 6" x 8' 9" ( 2.29m x 2.67m ) Window to rear, fitted with a range of wall and base units with contrasting working surfaces and splashback tiling, single sink/drainer unit with mixer tap, oven and hob, plumbing for washing machine, boiler

## **Bedroom One**

9' 6" (max) x 12' 4" (max) ( 2.90m (max) x 3.76m (max) ) Window to front, radiator.

#### **Bedroom Two**

6' 8" (max) x 8' 6" (max) ( 2.03m (max) x 2.59m (max) ) Window to rear, radiator.

### **Bathroom**

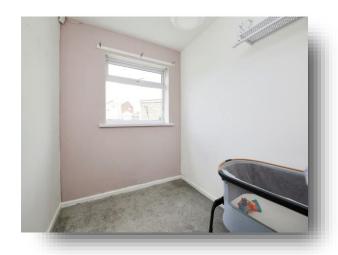
Storage cupboard, electric shower, radiator, low level low flush wc, window to side, pedestal wash hand basin.







Externally Front Garden Lawn.







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# **Gleneagles Road, Hartlepool**

- GROUND FLOOR APARTMENT
- NO ONWARD CHAIN
- QUIET RESIDENTIAL LOCATION
- DRIVEWAY
- GARAGE

## Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 150 years from 20 Jun 2024. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£85,000



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: HAR118303 - 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 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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