



Admiral House Admiral Way, Hartlepool TS24 0XG

welcome to

Admiral House Admiral Way, Hartlepool

This beautifully decorated, first floor apartment in the much sought after area of Hartlepool Marina is a must see, close to local amenities, shops, and transport links.

Entrance Hallway

Accessed via wooden door, storage cupboard with baxi boiler and built in storage, large storage cupboard with shelving, radiator, newly fitted carpet.

Reception Room

15' 3" x 11' 4" (4.65m x 3.45m)

UPVC double glazed french doors leading onto balcony with views over the Marina with the Trincomalee and Wingfield Castle, UPVC double glazed window to side, door to kitchen, coved cornicing, radiator.

Kitchen

7' 2" x 9' 5" (2.18m x 2.87m)

UPVC double glazed triangular window to side, high gloss wall and base units with contrasting working surfaces, 4 ring gas hob with electric oven, integrated extractor canopy, stainless steel splashback, plumbing for washing machine, space for dryer, single stainless steel sink with drainer and mixer taps, integrated microwave, space for fridge freezer, tiled splashback, new cushioned lino flooring.

Bedroom 1

9' 8" x 13' 3" (2.95m x 4.04m)

UPVC double glazed window to side and front, radiator, coved cornicing, built in L shaped wardrobes with 6 doors, built in chest of drawers, newly fitted carpet.

Bedroom 2

11' 3" x 9' 9" (3.43m x 2.97m)

UPVC double glazed window to side and front, radiator, coved cornicing, newly fitted carpet.

Family Bathroom

Recently tiled floor, white panelled bath with mixer

taps, integrated shelf, half tiled walls, vanity unit wash hand basin with integrated low level low flush WC plus cupboard doors and drawers, walk in shower with mixer integrated shower taps plus rainfall shower head and bi-folding door, UPVC double glazed window to side, feature chrome heated towel rail.



Externally

Allocated Car Parking



view this property online mannersandharrison.co.uk/Property/HAR118381



welcome to

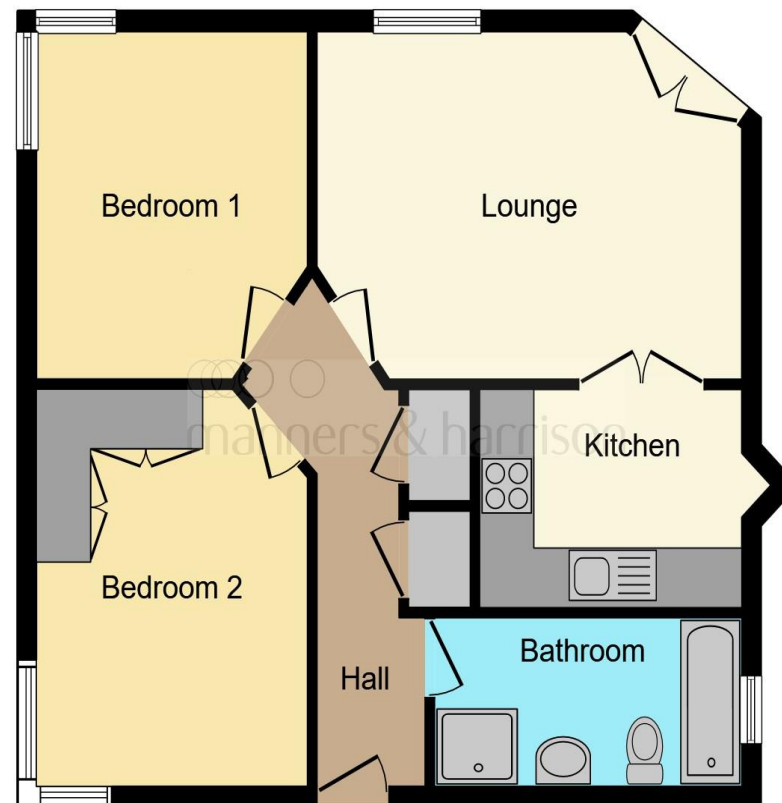
Admiral House Admiral Way, Hartlepool

- UPVC DOUBLE GLAZED AND GAS CENTRAL HEATED
- RECEPTION ROOM WITH BALCONY
- FITTED FAMILY BATHROOM
- VIEWS OVER HARTLEPOOL MARINA
- ALLOCATED CAR PARKING

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£105,000



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/HAR118381



Property Ref:
HAR118381 - 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