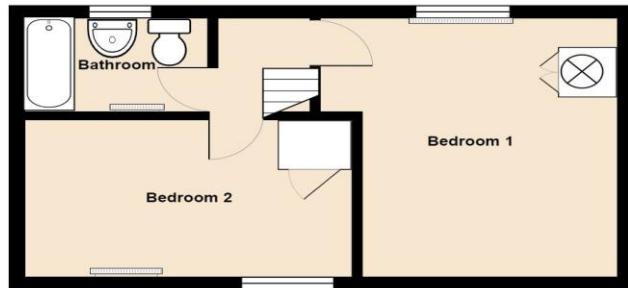
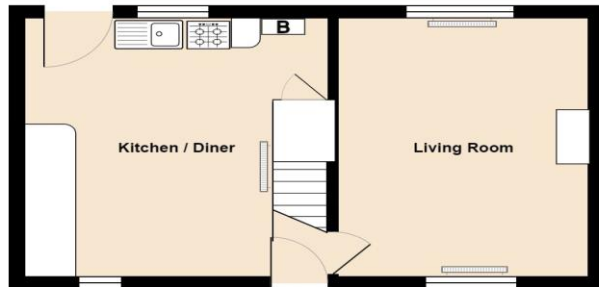




**Elgin Road, Hartlepool TS25 4DX**

25 Elgin Road

Ground Floor



First Floor

Total Area: 77.6 m<sup>2</sup> ... 836 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## welcome to Elgin Road, Hartlepool

- MID TERRACE PROPERTY
- KITCHEN/DINER
- 2 BEDROOMS

- FRONT AND REAR GARDENS
- FOR SALE WITH NO ONWARD CHAIN

Tenure: Freehold

EPC Rating: C

# £60,000



### Entrance Lobby

### Living Room

10' 4" x 14' 10" Max ( 3.15m x 4.52m Max )

### Kitchen/ Diner

14' 5" Max x 14' 5" Max ( 4.39m Max x 4.39m Max )

### First Floor

### Landing

### Bedroom 1

10' 5" Max x 15' Max ( 3.17m Max x 4.57m Max )

### Bedroom 2

9' 2" Max x 14' 5" Max ( 2.79m Max x 4.39m Max )

### Bathroom

### Externally

### Front Garden

### Rear Garden

**view this property online** [mannersandharrison.co.uk/Property/HAR118313](http://mannersandharrison.co.uk/Property/HAR118313)



#### Property Ref:

HAR118313 - 0007

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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