

## Brenda Road, Hartlepool, TS25 1QH



## welcome to

## Brenda Road, Hartlepool

A 3 bedroomed, mid terraced house currently sold with long term tenant in situ achieving £450.00 per calendar month.

#### **Entrance Lobby**

Accessed via UPVC double glazed door, staircase to first floor.

Living Room 12' 10" maximum x 12' 1" ( 3.91m maximum x 3.68m ) UPVC double glazed window to front, radiator.

#### Kitchen

#### 15' 2" x 8' 6" ( 4.62m x 2.59m )

Fitted with a range of wall and base units with complementing work surfaces, inset stainless steel sink/drainer unit with chrome mixer tap, integrated electric oven with 4 ring gas hob and extractor hood over, UPVC double glazed window to rear, radiator, understairs storage cupboard.

#### **Rear Lobby**

Door leading to rear yard.

#### Bathroom

UPVC double glazed opaque window to side, 3 piece white suite comprising of panelled 'P' shaped bath with chrome mixer tap and spray attachment, 'vanity' style wash hand basin with chrome mixer tap, low level low flush WC, radiator.

### **First Floor Landing**

Loft void access.

### Bedroom 1

12' 2" x 11' 4" maximum ( 3.71m x 3.45m maximum ) UPVC double glazed window to front, 2 built in storage cupboards, radiator.

#### Bedroom 2

10' 5" x 8' 2" ( 3.17m x 2.49m ) UPVC double glazed window to rear, radiator.

#### **Bedroom 3**

6' 6" x 7' 1" ( 1.98m x 2.16m ) UPVC double glazed window to rear.





### Externally



**Front** On street parking.

Rear Yard Enclosed.







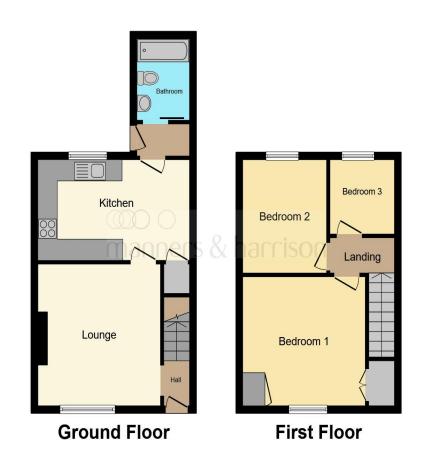
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## Brenda Road, Hartlepool

- SOLD WITH LONG TERM TENANT IN SITU ACHIEVING £450.00 PER CALENDAR MONTH
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- ENCLOSED YARD TO REAR
- ON STREET PARKING

Tenure: Freehold EPC Rating: D

## £55,000



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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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.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

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