



Amberton Road, Hartlepool TS24 8LT

welcome to

Amberton Road, Hartlepool

Attention first time buyers! This charming, three bedroom, traditional, bay-fronted, semi-detached home is now available for sale with vacant possession, ensuring a smooth and hassle free transaction.

Agents Note

It is our understanding that the property is not registered at the Land Registry, which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

Entrance Hall

UPVC double glazed door to front, staircase to first floor, radiator.

Lounge

14' 6" maximum x 13' 6" maximum (4.42m maximum x 4.11m maximum)
Bay window to front, fireplace, radiator.

Kitchen / Diner

16' 7" maximum x 10' 7" (5.05m maximum x 3.23m)
Window to rear and side, door to side, wall and base units, stainless steel sink drainer unit, built in over, hob and hood, understair storage cupboard, radiator.

First Floor Landing

Window to side, loft void access.

Bedroom 1

10' 9" maximum x 14' 2" into bay (3.28m maximum x 4.32m into bay)
Bay window to front, built in cupboard, radiator.

Bedroom 2

9' 4" x 10' 8" (2.84m x 3.25m)
Window to rear, radiator.

Bedroom 3

7' 5" x 6' 9" (2.26m x 2.06m)
Window to rear, boiler, radiator.

Bathroom

Window to side, bath with electric shower over, pedestal wash hand basin, low level low flush WC, chrome heated towel rail.





Externally

Front Garden

Lawn, driveway.

Rear Garden

Large lawn, enclosed garden.



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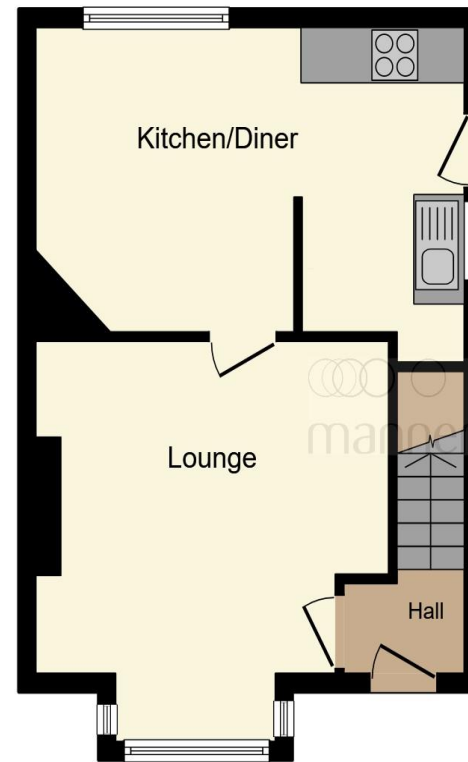
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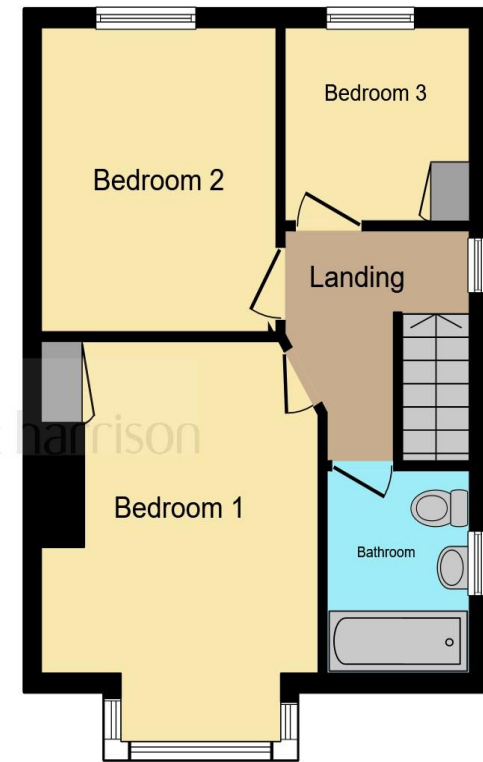
- COZY LOUNGE
- OPEN PLAN KITCHEN / DINER
- VACANT POSSESSION
- FRONT & REAR GARDENS
- DRIVEWAY

Tenure: Freehold EPC Rating: C

£110,000



Ground Floor



First Floor

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:
HAR118929 - 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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