



**Park Road, Hartlepool TS26 9HR**

**welcome to**

## **Park Road, Hartlepool**

In Association with Rapid Sale, a rare opportunity to acquire a versatile property combining both residential and commercial spaces - ideal for investors or those seeking a business venture.

### **Salon**

31' 7" narrowing to 17' 2" x 18' 6" ( 9.63m narrowing to 5.23m x 5.64m )

Narrowing to 13'9, 'L' shaped, offering numerous work stations. 2 wash stations.

### **Rear Room**

8' 9" x 10' 9" ( 2.67m x 3.28m )

WC, pedestal wash hand basin, low level low flush WC, radiator.

### **Staff Room**

7' 8" x 9' 8" (inc recess) ( 2.34m x 2.95m (inc recess) )

### **Kitchen**

11' 2" x 9' 10" ( 3.40m x 3.00m )

Wall and base units, composite window to side, stainless steel sink and drainer unit with tap.

### **Rear Workshop**

18' 5" x 13' 6" ( 5.61m x 4.11m )

Staircase to storage area, boiler for ground floor.

### **Private Side Access To Flat**

#### **Lobby**

UPVC double glazed door to side, staircase to first floor.

### **Landing**

10' x 8' 6" ( 3.05m x 2.59m )

Window to side.

### **Bathroom**

Window to side, bath, pedestal wash hand basin.

### **Separate Wc**

Low level low flush WC, window to side.

### **Living Area**

17' 6" 9exc bay window) x 14' 3" (exc recess) ( 5.33m 9exc bay window) x 4.34m (exc recess) )

Bay window to front.

### **Kitchen**

10' 9" x 13' 9" (max) ( 3.28m x 4.19m (max) )

Wall and base units, sink and drainer unit, window to rear.

### **2nd Landing Bedroom 1**

10' x 12' 1" (max) ( 3.05m x 3.68m (max) )

Window to rear.

### **Bedroom 2**

10' 8" (max) x 14' 1" (max) ( 3.25m (max) x 4.29m (max) )

Window to rear.

### **Bedroom 3**

14' (max) x 15' 4" (max) ( 4.27m (max) x 4.67m (max) )

Window to front.







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welcome to

## Park Road, Hartlepool

- GROUND FLOOR FULLY OPERATIONAL SALON
- 3 BEDROOM FLAT OVER FIRST AND SECOND FLOOR
- SEPARATE WORKSHOP
- EXCELLENT INVESTMENT OPPORTUNITY
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: G

**£95,000**



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](http://www.focalagent.com)

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Property Ref:  
HAR119033 - 0005

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