



**Percy Street, HARTLEPOOL TS26 0HT**

**welcome to**

## **Percy Street, HARTLEPOOL**

Well presented and bursting with charm, this three bedroom, bay fronted, semi detached home offers much more than meets the eye. With its generously sized rooms, two inviting reception areas and versatile layout, this property is a perfect fit for a number of buyers!

### **Entrance Hall**

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

### **Lounge**

11' 6" x 12' 4" Into bay ( 3.51m x 3.76m Into bay )  
Bay window to front, radiator.

### **Dining Room**

14' 1" Max x 9' 9" Max ( 4.29m Max x 2.97m Max )  
Window to rear, radiator.

### **Kitchen**

13' 5" x 7' 3" ( 4.09m x 2.21m )  
Window to rear, window to side, door to side, radiator, fitted with a range of wall and base units with complimenting working surfaces, 1 1/2 bowl sink/ drainer with mixer tap, oven and hob with extractor over, recess and plumbing for washing machine, radiator.

### **First Floor**

### **Landing**

Window to side, loft hatch access - partly boarded.

### **Bedroom 1**

11' 9" Max x 10' 9" Max ( 3.58m Max x 3.28m Max )  
Window to front, radiator.

### **Bedroom 2**

10' 9" x 12' ( 3.28m x 3.66m )  
Window to rear, radiator.

### **Bedroom 3**

8' 4" x 7' 5" Max ( 2.54m x 2.26m Max )  
Window to front, radiator.

### **Bathroom**

Window to side, pedestal wash hand basin, bath, low level low flush wc, storage cupboard,. chrome heated towel rail.







### **Externally**

#### **Rear Garden**

Decking area, summerhouse/bar with power and lighting.

#### **Front Garden**

#### **Garage**

Electric roller shutter door, access via the rear.



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## Percy Street, HARTLEPOOL

- 2 RECEPTION ROOMS
- RECENTLY RENEWED UPVC DOUBLE GLAZING
- FRONT AND REAR GARDENS
- SUMMERHOUSE/ BAR
- GARAGE

Tenure: Freehold EPC Rating: D

Council Tax Band: B

**£145,000**



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

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Property Ref:  
HAR119188 - 0005

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**01429 261351**



[Hartlepool@mannersandharrison.co.uk](mailto:Hartlepool@mannersandharrison.co.uk)



Shrewsbury House 129 York Road,  
HARTLEPOOL, Durham, TS26 9DW



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