

Rydal Street, Hartlepool TS26 9BA

welcome to

Rydal Street, Hartlepool

- ATTENTION INVESTORS
- NO ONWARD CHAIN
- 2 BEDROOM TERRACE HOUSE
- ON STREET PARKING
- REAR YARD

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£45,000

Entrance Lobby

Accessed via UPVC double glazed door leading to lounge.

Lounge

15' 6" Max x 13' 5" Max (4.72m Max x 4.09m Max)

Window to front aspect, fireplace, radiator.

Inner Lobby

Staircase to first floor.

Kitchen

15' 2" x 5' 9" (4.62m x 1.75m)

Window to side, fitted with a range of wall and base units with contrasting working surfaces and complimenting splashback tiling, built in oven, hob and extractor hood, stainless steel sink/drain unit, recess and plumbing for washing machine, radiator.

Rear Lobby Area

Door to rear yard.

Bathroom

Window to rearm panelled bath with chrome mixer tap and spray attachment, pedestal wash hand basin, low level low flush wc, radiator.

First Floor

Landing

Window to rear, loft void access.

Bedroom 1

13' 5" Max x 12' 7" Max (4.09m Max x 3.84m Max)

Window to front, radiator, storage cupboard.

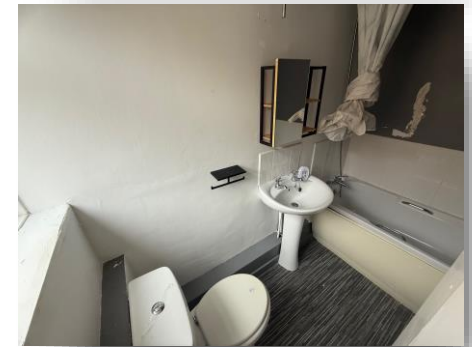
Bedroom 2

6' 6" Including overtaurs bulk head x 8' 9" Max (1.98m Including overtaurs bulk head x 2.67m Max)

Window to rear, radiator.

Externally

On street parking to the front. Rear Yard.



view this property online mannersandharrison.co.uk/Property/HAR119381



Property Ref:

HAR119381 - 0003

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.

Manners & Harrison is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



manners & harrison



01429 261351



Hartlepool@mannersandharrison.co.uk



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



mannersandharrison.co.uk