



Durham Street, HARTLEPOOL TS24 0HE

welcome to

Durham Street, HARTLEPOOL

Perfect for first time buyers, this move in ready, three bedroom, mid terrace home offers modern living with high quality fixtures, fittings and décor throughout requiring no further expense.

Entrance Porch

Composite door to side.

Inner Hall

Understairs storage cupboard, radiator.

Cloakroom

Low level low flush wc, window to rear, radiator, vanity wash hand basin.

Lounge

14' 5" x 11' 9" (4.39m x 3.58m)

Bow bay window to front, media wall with plasma fire, radiator.

Kitchen/ Diner

Fitted with a range of wall and base units with complimenting working surfaces and co-ordinating splashback tiling, built in oven and hob with extractor hood, sink/drainers unit with mixer tap, spotlighting to ceiling, radiator, recess and plumbing for washing machine, fridge/freezer (included in sale), windows to front and rear, door to porch.

Conservatory

9' 2" x 6' 3" (2.79m x 1.91m)

Door to side.

First Floor

Landing

Window to side.

Bedroom 1

9' 4" x 12' 3" (2.84m x 3.73m)

Window to front, built in storage cupboard, radiator.

Bedroom 2

12' 5" x 11' 9" Max (3.78m x 3.58m Max)

Window to front, radiator.

Bedroom 3

9' 6" x 7' 2" Max (2.90m x 2.18m Max)

Window to rear, over stairs storage cupboard, radiator.

Bathroom

Window to rear, bath with mixer tap and shower over, low level low flush wc, vanity wash hand basin with mixer tap, chrome heated towel rail.





Externally

Rear Garden

South facing, lawn area, patio, out building.



view this property online mannersandharrison.co.uk/Property/HAR119432



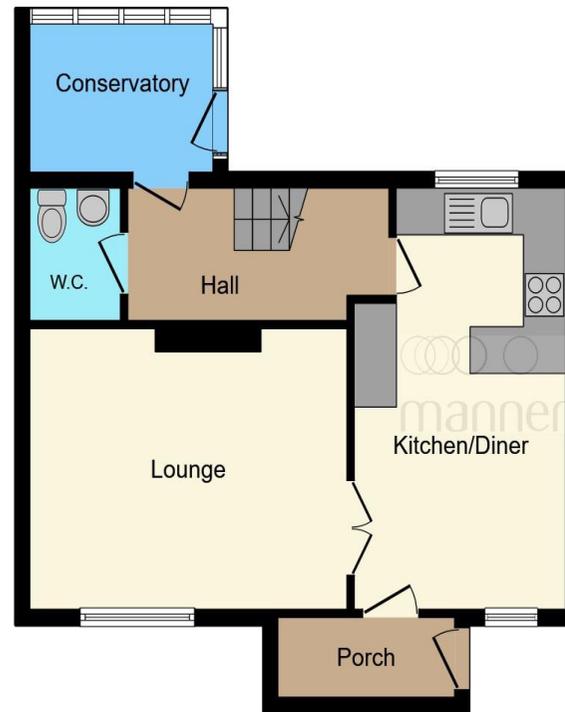
welcome to

Durham Street, HARTLEPOOL

- DECEPTIVELY SPACIOUS
- CONSERVATORY
- GUEST WC
- SOUTH FACING REAR GARDEN
- ON STREET PARKING

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: A

£115,000



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

view this property online mannersandharrison.co.uk/Property/HAR119432



Property Ref:
HAR119432 - 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.

manners & harrison



01429 261351



Hartlepool@mannersandharrison.co.uk



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



mannersandharrison.co.uk

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.