

Erskine Road, HARTLEPOOL TS25 4DL

welcome to

Erskin Road, HARTLEPOOL

Deceptively spacious, three bedroom, mid terrace with loft room - ideal for first time buyers. Offered with no onward chain, this deceptively spacious mid terrace property offers generous living accommodation across three floors and is perfect for first time buyers or investors alike.

Entrance Hallway

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

Lounge

18' 1" x 12' 4" Max (5.51m x 3.76m Max)
Window to front, window to rear, gas fire with fireplace, coved cornicing, two radiators.

Kitchen

14' 1" Max x 17' 1" Max (4.29m Max x 5.21m Max)
Window to front, window to rear, door to rear, fitted with a range of wall and base units with contrasting working surfaces, 1 1/2 bowl stainless steel sink unit with mixer tap, boiler, recess and plumbing for washing machine.

First Floor

Landing

Window to rear.

Bedroom 1

12' 6" x 10' 6" Max (3.81m x 3.20m Max)
Window to front, radiator, storage cupboard.

Bedroom 2

12' 3" x 8' 5" (3.73m x 2.57m)
Window to front, staircase to second floor loft room, radiator, window to rear.

Bedroom 3

9' 5" x 7' 3" (2.87m x 2.21m)
Window to rear, radiator.

Bathroom

Window to rear, chrome heated towel rail, pedestal wash hand basin, bath with electric shower over.

Separate Wc

Low level low flush wc, window to rear.

Externally

Front Garden

Paved for ease of maintenance, driveway, on street parking.

Rear Garden

Lawn, garden shed.





view this property online mannersandharrison.co.uk/Property/HAR119565



welcome to

Erskine Road, HARTLEPOOL

- DUEL ASPECT LOUNGE
- KITCHEN/DINER
- LOFT ROOM
- FRONT AND REAR GARDENS
- NO ONWARD CHAIN

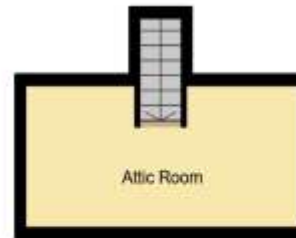
Tenure: Freehold EPC Rating: E
Council Tax Band: A



Ground Floor



First Floor



Second Floor


manners & harrison

£85,000

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

view this property online mannersandharrison.co.uk/Property/HAR119565



Property Ref:
HAR119565 - 0004

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