









## welcome to

# **Arncliffe Gardens, Hartlepool**

Attention investors and buyers keen to put their own stamp on a home! This three-bedroom mid-terrace property is offered to the market with no onward chain!

#### **Entrance Hall**

Door to front, inner door leading to hallway, radiator, staircase to first floor.

## Lounge

12' 6" (into bow and alcoves) x 13' 9" ( 3.81m (into bow and alcoves) x 4.19m )

Bow window to front, picture rail, radiator, coved cornicing.

## **Dining Room**

14' 1" x 12' 6" (into alcoves) ( 4.29m x 3.81m (into alcoves)

Window to rear, radiator, picture rail, under stairs storage cupboard.

#### Kitchen

7' 7" x 14' 1" ( 2.31m x 4.29m )

Window to side, wall mounted boiler, wall and base units with contrasting working surfaces and complimenting splashbacks, stainless steel sink and draining unit, recess for cooker and washer and fridge/freezer.

## **Utility Room**

9' 10" (max) x 8' 3" ( 3.00m (max) x 2.51m ) Wall and base units, window to side, door to side, with downstairs toilet.

## half Landing

1/2 landing leading to bathroom, window to side fitted cupboards.

## **Bathroom**

Window to side, storage cupboard, radiator, pedestal wash hand basin, low level low flush WC, bath, shower.

# **Full Landing**

Storage cupboard with access to boarded loft.

#### **Bedroom 1**

16' 5" (into bow) x 11' 9" (into alcoves) ( 5.00m (into bow) x 3.58m (into alcoves) )
Bow window to front, coved cornicing, radiator,

Bow window to front, coved cornicing, radiator picture rail.

#### **Bedroom 2**

12' 5" x 12' 2" (inc alcoves) ( 3.78m x 3.71m (inc alcoves) ) Window to rear, radiator, fitted cupboard and wardrobes.

### **Bedroom 3**

10' 8" x 6' 4" (  $3.25m \times 1.93m$  ) Window to front, coved cornicing, radiator.







## **Front Garden**

Palisade.

## **Rear Garden**

Lawn, patio, hallway access to side, shed.

**Parking** On-street parking.







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# **Arncliffe Gardens, Hartlepool**

- NO ONWARD CHAIN
- ATTENTION INVESTORS
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- ON-STREET PARKING

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£125,000



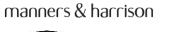
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01429 261351



Hartlepool@mannersandharrison.co.uk



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



mannersandharrison.co.uk

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