



Mountbatten Close, Hartlepool TS24 0TE

welcome to

Mountbatten Close, Hartlepool

Available for sale with no onward chain! This well proportioned terraced home is in need of some refurbishment, but would make a perfect first time buyer opportunity or investment. The property has UPVC double glazing and off street parking.

Entrance Vestibule

Entered via UPVC double glazed door, wooden door into:-

Lounge

20' 8" maximum x 11' 5" maximum (6.30m maximum x 3.48m maximum)

2 UPVC double glazed window to front, 2 radiators, TV point, feature electric fire with decorative stone surround with stone shelving alcove.

Inner Hallway

Staircase to first floor, open understairs storage area, radiator, UPVC double glazed door to rear, door leading to kitchen, downstairs WC and utility area.

Kitchen

11' 10" maximum x 10' 5" maximum (3.61m maximum x 3.17m maximum)

UPVC double glazed window to rear, wood wall and base units with complementing working surfaces, tiled splashback, recess for cooker, recess and plumbing for washing machine, stainless steel sink/drainage with mixer tap, space for freestanding fridge, radiator, vinyl flooring.

Downstairs W C

UPVC double glazed window to rear, low level low flush WC, wash hand basin.

Utility Area

5' 10" x 5' 8" (1.78m x 1.73m)

Wall mounted combination boiler, shelf, part restricted floor space due to a outside storage area.

First Floor Landing

Door leading to all principle rooms, large storage cupboard with loft hatch access inside, airing

cupboard.

Bedroom 1

11' 9" x 10' 5" (3.58m x 3.17m)

UPVC double glazed window to rear.

Bedroom 2

10' 5" x 11' 10" (3.17m x 3.61m)

UPVC double glazed window to front, radiator.

Bedroom 3

9' 11" x 7' 9" (3.02m x 2.36m)

UPVC double glazed window to front.

Bathroom

Panelled bath with electric shower over, pedestal wash hand basin, low level low flush WC, tiled walls, UPVC double glazed window to rear, airing cupboard.





Externally

Front

Fully enclosed, wrought iron gate with a walkway leading to the door, mature planted area.

Rear Garden

Fence enclosed, double wooden gates which open up to give access for a driveway at the rear, single wooden gate for walking access to the rear of the property.

Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.'



view this property online mannersandharrison.co.uk/Property/HAR119292



welcome to

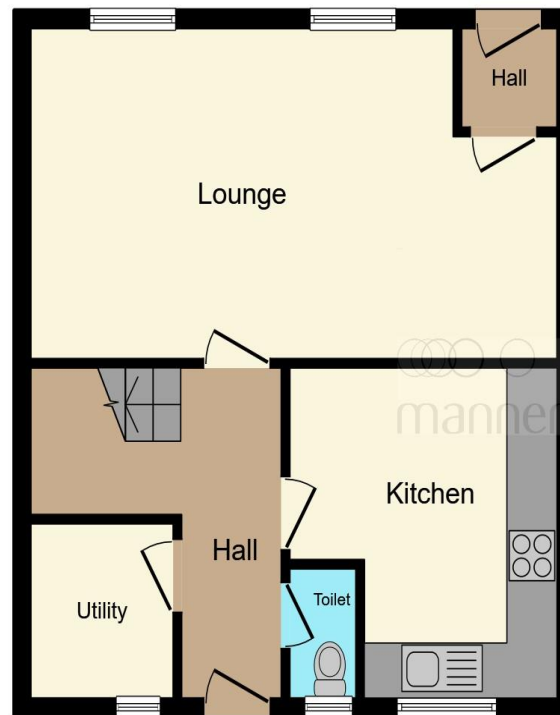
Mountbatten Close, Hartlepool

- NO ONWARD CHAIN
- WELL PROPORTIONED
- UTILITY ROOM
- OFF STREET PARKING
- DOWNSTAIRS WC

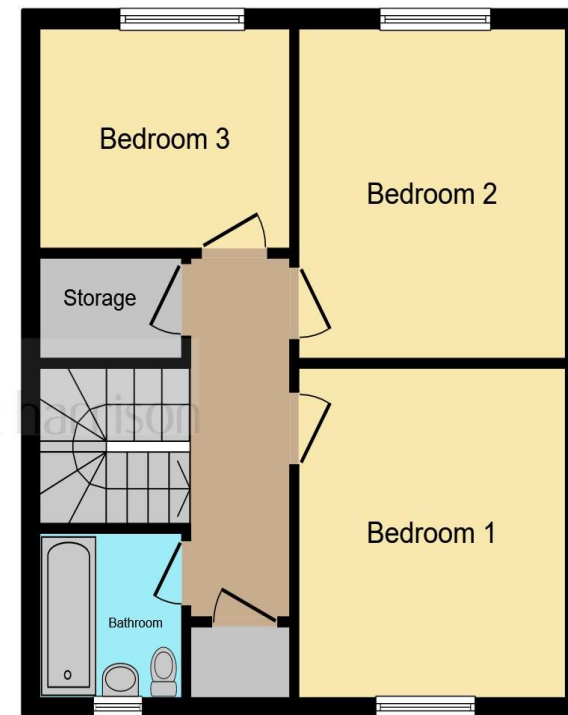
Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

£55,000



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/HAR119292



Property Ref:
HAR119292 - 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 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