

Murray Street, Hartlepool, TS26 8RQ

manners & harrison

welcome to

Murray Street, Hartlepool

Situated in a highly convenient location, this three bedroom, semi-detached home is an excellent choice for first time buyers seeking both comfort and future potential.













Entrance Vestibule
Entered via composite double glazed door, UPVC double glazed window to side, coved cornicing, door leading into lounge.

Lounge
14' 3" x 11' 4" (4.34m x 3.45m)
UPVC double glazed door to front, 2 radiators, TV point, coved cornicing, door leading into dining room.

Dining Room
12' 1" x 8' 2" (3.68m x 2.49m)
Radiator, stairs to first floor, UPVC double glazed french doors leading onto rear garden, open into the kitchen.

Kitchen
11' 4" x 5' 5" (3.45m x 1.65m)
UPVC double glazed window to front, vinyl flooring, range of wall and base units with contrasting working surfaces, tiled splashback, wall mounted boiler, space for freestanding cooker, stainless steel sink/drainer, space for undercounter appliances, space for freestanding fridge freezer.

First Floor Landing
UPVC double glazed window to side, loft hatch access, doors leading to all principal rooms.

Bedroom 1
11' 4" x 8' 3" (3.45m x 2.51m)
UPVC double glazed window to front, radiator.

Bedroom 2
9' 4" x 8' 5" (2.84m x 2.57m)
UPVC double glazed window to front, radiator.

Bedroom 3
8' 4" x 5' 7" (2.54m x 1.70m)
UPVC double glazed window to rear, radiator, built in storage cupboard over the bulkhead.

Family Bathroom
UPVC double glazed window to rear, vinyl flooring, tiled walls, low level low flush WC, wash hand basin, panelled bath.

Front
Fence enclosed, dropped kerb that gives access to a driveway for off street parking.

Rear Garden
Fence enclosed, lawn and patio walkway that leads to rear gate, wooden gate to side of property that leads to the front.

Agents Note
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Agents Note
All services and appliances have not and will not be tested.

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- CONVENIENT LOCATION
- CLOSE TO LOCAL AMENITIES
- CLOSE TO TOWN CENTRE
- DRIVEWAY
- 2 RECEPTION ROOMS

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

£75,000









Please note the marker reflects the postcode not the actual property

view this property online mannersandharrison.co.uk/Property/HAR121173

The Property Ombudsman

Property Ref:
HAR121173 - 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.

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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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