



**Marquis Street, Hartlepool TS24 0QP**

**welcome to**

## **Marquis Street, Hartlepool**

Rare opportunity in a sought after Headland location. A rare addition to the market, this traditional, two bedroom semi detached home is ideally situated just a stone's throw from the stunning Headland seafront - an enviable location to have right on your doorstep.

### **Entrance Hallway**

Composite door to front, two windows to front, storage cupboard, radiator, staircase to first floor.

### **Lounge**

10' 9" x 15' 9" Max ( 3.28m x 4.80m Max )  
Window to front, window to rear, radiator, gas fire.

### **Kitchen/ Diner**

11' 7" Max x 13' 5" ( 3.53m Max x 4.09m )  
Window to rear and side, fitted with a range of wall and base units with contrasting working surfaces and splashback tiling, oven, hob and extractor fan, understairs storage cupboard, recess and plumbing for washing machine, 1 1/2 bowl stainless steel sink unit with mixer tap, radiator, door to rear.



### **First Floor**

### **Landing**

Loft access.

### **Bedroom 1**

10' 9" x 15' 9" Max ( 3.28m x 4.80m Max )  
Window to front and rear, storage cupboard, radiator.

### **Bedroom 2**

13' 6" x 10' 1" Max ( 4.11m x 3.07m Max )  
Window to front and side, radiator.

### **Bathroom**

Window to rear, radiator, bath, pedestal wash hand basin, low level low flush wc.





## Externally

### Front Garden

Well established and stocked.

### Rear Garden

Planted area, parking.

### Garage

### Outbuildings

Utility area, storage area, power and lighting, sink.



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## Marquis Street, Hartlepool

- STONES THROW FROM SEA FRONT
- GENEROUS LOUNGE
- KITCHEN/DINER
- FRONT AND REAR GARDENS
- GARAGE AND PARKING

Tenure: Freehold EPC Rating: C

Council Tax Band: A

**£110,000**



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](http://www.focalagent.com)

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