





Helmsley Street, Hartlepool, TS24 8QN

manners & harrison

welcome to

Helmsley Street, Hartlepool

This wonderful three-bedroom mid-terraced home offers spacious and well-proportioned accommodation, making it an ideal purchase for first-time buyers or investors alike.

Entrance Hall
Entered via UPVC composite door, laminate flooring, radiator, stairs to first floor, door to lounge.

Lounge
UPVC double glazed window to front, laminate flooring ,radiator, door leading to kitchen/diner.

Kitchen/Diner
UPVC double glazed window to rear, under stairs storage cupboard, radiator, part laminate flooring, built in storage door leading to rear lobby.

Kitchen area - range of wall and base units with complimentary working surfaces, stainless steel sink/drainer with swan neck mixer tap,tiled splashback, plumbing and recess for washing machine, inset electric oven,four ring gas hob, space for free standing fridge/freezer, plumbing and recess for washing machine.

Rear Lobby
UPVC double glazed door to side, radiator, door leading to family bathroom.

Family Bathroom
UPVC double glazed window to side, radiator, tiled walls, laminate flooring, low level low flush WC, wash hand basin,panel bath with mixer tap and hand held shower attachment.

Landing
UPVC double glazed window to rear, radiator, loft hatch access, doors leading to three different bedrooms.

Bedroom 1
UPVC double glazed window to front, radiator.

Bedroom 2
UPVC double glazed window to rear, radiator, four door built in wardrobes, built in shelving and drawers.

Bedroom 3
UPVC double glazed window to front, radiator.

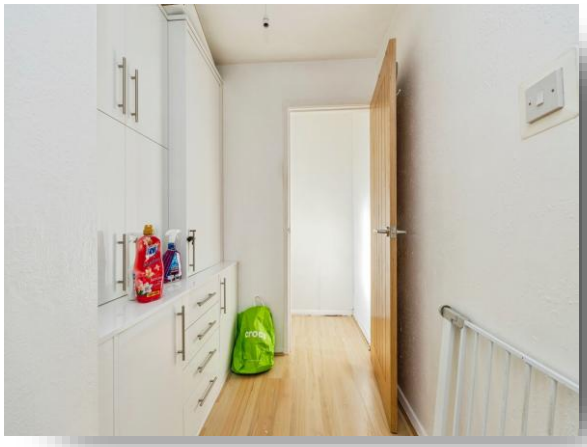
Rear Yard
Wall enclosed, concreted for ease of maintenance, wooden gate leading to rear alleyway.

Front Of Property
On street parking.

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.









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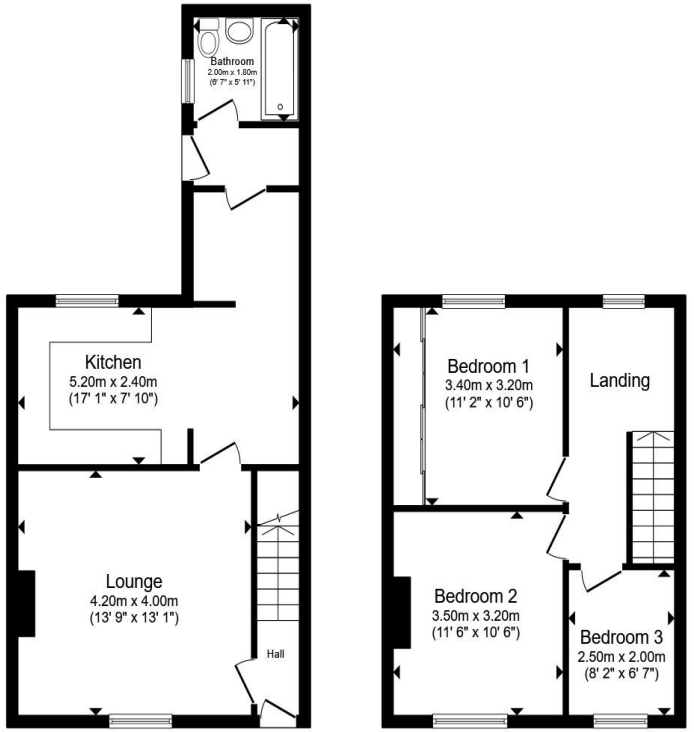
welcome to

Helmsley Street, Hartlepool

- AMAZING INVESTMENT OPPORTUNITY
- GROUND FLOOR FAMILY BATHROOM
- THREE BEDROOMS
- LOW MAINTENANCE REAR YARD
- ON-STREET PARKING

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

£65,000



Total floor area 84.2 m² (906 sq.ft.) approx

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.propertybox.io

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The Property Ombudsman

Property Ref:
HAR121348 - 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.

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