



**Montague Street, Hartlepool TS24 0NG**

**welcome to**

## **Montague Street, Hartlepool**

This attractive three-bedroom, bay-fronted home is offered for sale with no onward chain and is ideally located on the historic Headland.

### **Entrance Hallway**

Staircase to first floor, radiator, dual aspect door to front, under stairs storage area.

### **Lounge**

Bay window to front, brick built fireplace with gas fire, coved cornicing, radiator.

### **Kitchen/Diner**

Two windows to rear, door to rear, combination of wall and base units with complimentary working surfaces and complimentary splashback tiling, double oven, stainless steel sink and drainer unit with mixer tap, integrated fridge/freezer, washing machine, built in hob/hood, breakfast bar.

### **Landing**

Staircase to second floor.

### **Bedroom 1 - First Floor**

Bay window to front, fitted wardrobes, arched alcoves, radiator.

### **Bedroom 2 - First Floor**

Two windows to rear, fitted wardrobes, radiator.

### **Bedroom 3 - First Floor**

Window to front, radiator.

### **Loft Room - 2nd Floor**

Dorma window to front, radiator.

### **Bathroom**

4 piece suite, bath with mixer tap, low level low flush WC, pedestal wash hand basin, window to rear.

### **Front Garden**

Palisade.

### **Rear Garden**

"Yarden", sunny aspect, low maintenance.

### **Parking**

On street parking.

### **Agents Notes**

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. 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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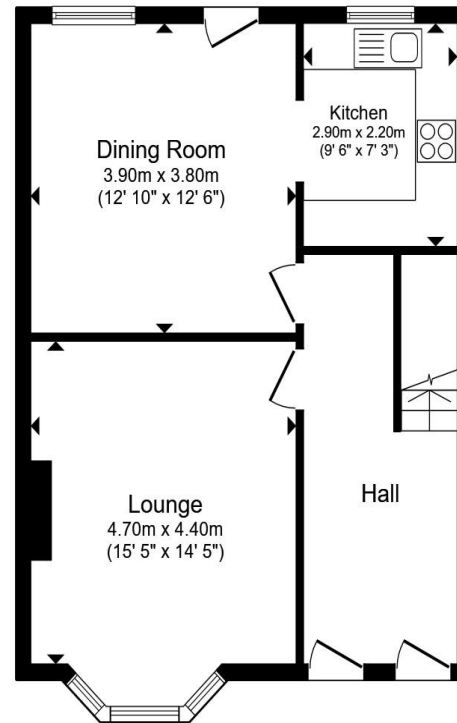
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## Montague Street, Hartlepool

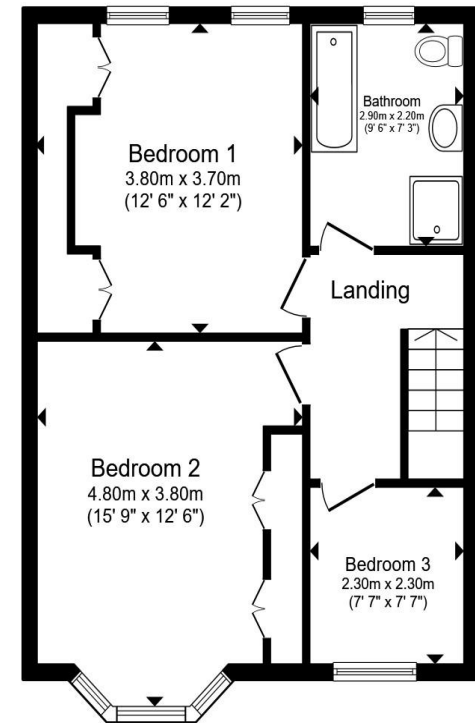
- NO ONWARD CHAIN
- COASTAL LOCATION
- THREE FLOORS
- THREE BEDROOMS
- LOFT ROOM

Tenure: Freehold EPC Rating: D  
Council Tax Band: B

**£170,000**



**Ground Floor**



**First Floor**

Total floor area 103.2 m<sup>2</sup> (1,111 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](http://www.propertybox.io)

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Property Ref:  
HAR120556 - 0008

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