

Mariners Point, Marina, Hartlepool, TS24 0FB
2 Bed - Apartment
£84,950

Council Tax Band: C
EPC Rating: D
Tenure: Leasehold

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Mariners Point, Marina, TS24 0FB

*** NO CHAIN INVOLVED *** SOLD AS SEEN *** A rarely available two bedroom TOP FLOOR APARTMENT offering spacious accommodation that benefits from a generous open plan kitchen/diner/sitting room. The apartments on Mariners Point further benefit from a secure telecom entry system, allocated parking and stairs and lift access, whilst offering a beautiful seafront position which can only truly be appreciated on inspection. The accommodation is warmed by gas central heating, features uPVC double glazing and briefly comprises: entrance hall with cloaks cupboard through to the inner hall with access to a generous open plan sitting and dining space which leads directly into the kitchen. The lounge area opens to the balcony with stunning sea views. The hall also provides access to both bedrooms, with built-in wardrobes, the master with a useful en-suite shower room, whilst bedroom two is served by the bathroom/WC. Externally is allocated parking, visitors parking and communal grounds. Restaurants, bars and cafes are within a short stroll of the apartment. VIEWING RECOMMENDED.







COMMUNAL ENTRANCE
Accessed via secure entrance door with stairs and lift access to each floor.

PRIVATE ENTRANCE HALL
8'2 x 7'1 (2.49m x 2.16m)
Accessed via secure entrance door, built-in cloaks cupboard, convector radiator, hatch to loft space, access to:

INNER HALL
11'11 x 3'7 (3.63m x 1.09m)
Access to the open plan lounge/dining/kitchen, alongside both bedrooms; storage cupboard with gas central heating boiler.

OPEN PLAN LOUNGE/DINING/KITCHEN
32'10 x 12'3 (10.01m x 3.73m)

LOUNGE/DINING AREA
A generous space ideal for entertaining, whilst incorporating access to the balcony with open sea views, convector radiator.

KITCHEN AREA
Fitted with a range of units to base and wall level with brushed stainless steel handles and contrasting work surfaces incorporating an inset single drainer stainless steel sink unit with mixer tap, tiled splashback, matching flooring, uPVC double glazed window, convector radiator.

BEDROOM ONE
15'6 x 9'11 (4.72m x 3.02m)
A good size master bedroom with two uPVC double glazed windows, mirror fronted sliding wardrobes, fitted carpet, convector radiator, access to:

EN-SUITE SHOWER ROOM/WC
8' x 3'6 (2.44m x 1.07m)
Fitted with a three piece suite comprising: shower cubicle with chrome shower, pedestal wash hand basin with chrome dual taps, low level WC, tiling to splashback and flooring, extractor fan.

BEDROOM TWO
8'2 x 8'2 (2.49m x 2.49m)
Double glazed 'Velux' style window, mirror fronted sliding wardrobes with shelving, fitted carpet, convector radiator.

BATHROOM/WC
8'3 x 5'5 (2.51m x 1.65m)
Fitted with a three piece white suite comprising: panelled bath with mixer tap and electric shower over, pedestal wash hand basin with chrome dual taps, low level WC, tiling to splashback and flooring, double glazed 'Velux' style window, chrome towel radiator.

NB 1
All services/appliances have not and will not be tested.

NB 2
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.










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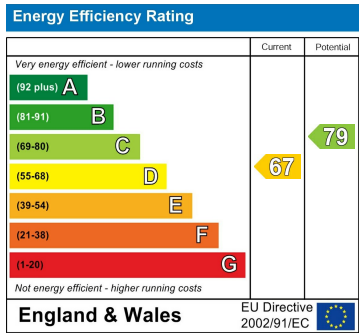

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Caution
In the event of fire
Do not use this lift







For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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