



Brook Street, Hartlepool TS26 8QQ

welcome to

Brook Street, Hartlepool

A deceptively spacious 3 bedroom End-Terrace home available for sale with no onward chain. Fitted with modern fixtures and fittings throughout and neutral decor. Sold with tenant in situ (paying £525 per calendar month, 12 month contract).

Entrance Lobby

Accessed via UPVC double glazed door, staircase to first floor.

Living Room

11' 9" x 14' 1" Max (3.58m x 4.29m Max)
UPVC double glazed window to front, cream modern fireplace with coordinating surround and hearth housing pebbled electric fire, coved cornicing, radiator, under floor heating.

Kitchen

14' 1" x 8' 6" (4.29m x 2.59m)
UPVC double glazed window to rear, wooden stable door style door to rear, fitted with a range of wall and base units with contrasting working surfaces and complimenting splashback tiling, inset 1 1/2 bowl sink/drain unit with mixer tap, built in double oven, 5 ring gas hob with extractor hood over, recess and plumbing for washing machine and additional white goods, breakfast bar area, radiator, cupboard housing gas central heating boiler.

First Floor

Landing

Loft void access.

Bedroom 1

11' 9" Max x 10' 8" Max (3.58m Max x 3.25m Max)
UPVC double glazed window to front, radiator.

Bedroom 2

10' 8" x 8' 8" (3.25m x 2.64m)
UPVC double glazed window to rear, radiator.

Bedroom 3

6' 5" Max x 8' 8" Max (1.96m Max x 2.64m Max)
UPVC double glazed window to front, radiator, ladders to loft room.

Family Bathroom

UPVC double glazed window to rear, fitted with a 3 piece white suite comprising panelled bath, pedestal wash hand basin, low level low flush wc, white tiling to walls, chrome heated towel rail.

Externally

Front

On street parking.

Rear Yard

Larger than average.





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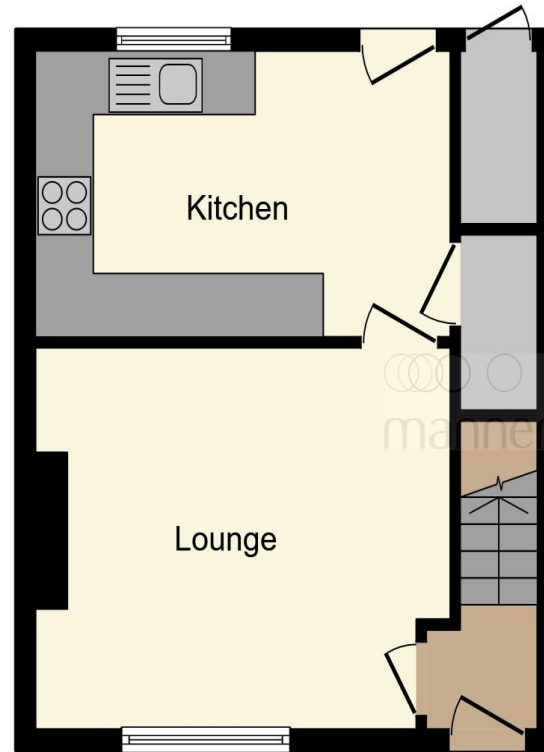
Brook Street, Hartlepool

- NO ONWARD CHAIN !
- 3 BEDROOMS
- GAS CENTRAL HEATED, UPVC DOUBLE GLAZING & RECENTLY REWIRED
- LARGER THAN AVERAGE REAR YARD
- ON STREET PARKING

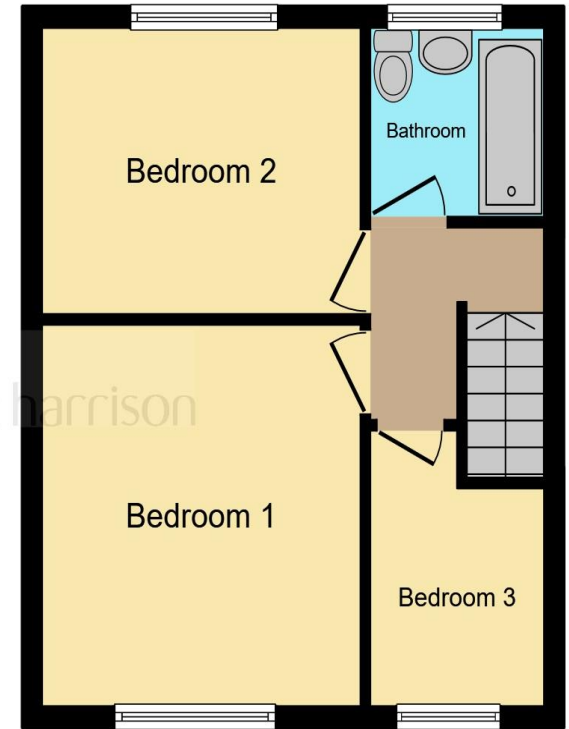
Tenure: Freehold EPC Rating: D

Council Tax Band: A

£70,000



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

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Property Ref:
HAR118462 - 0006

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