



Carlton Street, Hartlepool TS26 9ES

welcome to

Carlton Street, Hartlepool

A stunning and beautifully improved, two bedroom, mid-terrace home, formerly a three bedroom property, which now benefits from two generous reception rooms and a particularly spacious first floor bathroom, housing a luxurious four-piece suite.

Entrance Hall

Door to front, inner door to hallway, radiator.

Lounge

Bay window to front, open fireplace, radiator.

Dining Room

French doors to rear, coved cornicing, radiator, understairs storage cupboard.

Kitchen

Window to side, door to side, modern wall and base units with contrasting working surfaces, spotlights to ceiling, radiator, sink/ drainer unit, integrated fridge/ freezer, washing machine, dishwasher, oven, hob and hood.

Landing

Window to rear, loft access.

Bedroom 1

Window to front, radiator.

Bedroom 2

Window to front, radiator.

Bathroom

Window to rear, 4 piece suite, shower cubicle, bath, vanity wash hand basin, low level low flush wc, chrome heated towel rail.

Externally

Front Palisade

On street resident parking.

Rear Yard

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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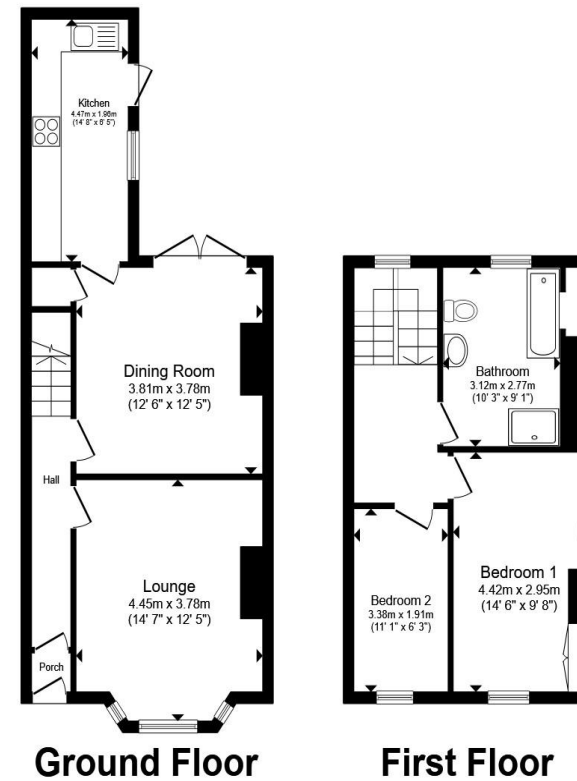
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Carlton Street, Hartlepool

- 2 RECEPTION ROOMS
- UNDERGONE SIGNIFICANT UPGRADES
- ON STREET RESIDENT PARKING
- READY TO MOVE INTO
- ENCLOSED REAR YARD

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

£95,000



Total floor area 83.3 m² (897 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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Property Ref:
HAR121127 - 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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