



Alderson Street, HARTLEPOOL TS26 9HA

welcome to

Alderson Street, HARTLEPOOL

- IDEAL FOR A RANGE OF BUYERS
- TOWN CENTRE LOCATION
- TWO RECEPTION ROOMS
- THREE FLOORS
- REAR YARD

Tenure: Freehold EPC Rating: E

Council Tax Band: A

£80,000

view this property online mannersandharrison.co.uk/Property/HAR120505

Entrance Vestibule

Entered via composite double glazed door, coved cornicing, door leading into hall, stairs to first floor, radiator, door leading to lounge, door leading to kitchen, door leading to reception room 2.

Reception Room 1

13' 4" (max) x 12' 9" (4.06m (max) x 3.89m)
UPVC double glazed bay window to front, radiator, fire with decorative surround and hearth, TV point.

Kitchen

9' 9" x 10' 4" (2.97m x 3.15m)
UPVC double glazed window to front, radiator, built in storage cupboard, range of wall and base units with working surfaces and tiled splashback, space for free standing cooker, stainless steel sink/drainer, wall mounted ideal logic combi boiler, space for free standing fridge/freezer, plumbing and recess for washing machine.

Reception Room 2

10' 9" (exc door recess) x 5' 11" (exc recess) (3.28m (exc door recess) x 1.80m (exc recess))
UPVC double glazed window to side, composite double glazed door to side, radiator.

Landing

Stairs from hallway, UPVC double glazed window to rear, radiator, stairs leading to top floor, storage cupboard, door leading to family bathroom & bedroom 1.

Family Bathroom

10' 11" x 10' 5" (3.33m x 3.17m)
UPVC double glazed window to rear, low level low flush WC, wash hand basin with tiled splashback, panel bath with mixer tap and hand held shower attachment, extractor fan, part tiled around bath.

Bedroom 1

10' 6" (max) x 16' (exc recess) (3.20m (max) x 4.88m (exc recess))
Two UPVC double glazed windows to rear, storage cupboard, radiator, coved cornicing.

Second Floor Landing

UPVC double glazed window to rear, built in storage cupboard, door leading to bedroom 2.

Bedroom 2

16' (exc recess) x 10' 8" (4.88m (exc recess) x 3.25m)
UPVC double glazed window to front, radiator, built in storage cupboard.

Bedroom 3

10' 5" x 9' 9" (3.17m x 2.97m)
Skylight window to rear, built in storage in eaves, radiator.

Rear Yard

Wall enclosed with wooden gate leading to rear.

Front Garden

Palisade and on-street parking.



Property Ref:

HAR120505 - 0003

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