





Jones Road, HARTLEPOOL, TS24 9BB

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welcome to

Jones Road, HARTLEPOOL

Offering the perfect opportunity for first-time buyers looking to get onto the property ladder or investors searching for an attractive addition to their portfolio.

Entrance Hall
Recently installed door to front, staircase to first floor.

Lounge
Window to front, coved cornicing, radiator, ornate style fireplace with marble effect surround and hearth with inset gas fire.

Kitchen
French door to rear which leads into the conservatory, combination of wall and base units with contrasting working surfaces and composite splashback tiling, inset 1 1/2 stainless steel sink/drainer unit with mixer tap, built in oven, hob and hood over, recess and plumbing for washing machine, radiator.

Conservatory
Dwarf brick built wall with UPVC construction and french doors to rear garden.

Landing
Loft hatch access.

Bedroom 1
Window to front, radiator, walk in storage cupboard, coved cornicing.

Bedroom 2
Window to rear, cupboard, radiator, boiler, shelving to alcoves.

Bathroom
3 pieces white suite, panelled bath, pedestal wash hand basin, low level low flush WC, radiator, panelled bath, window to rear.

Front Garden
Brick boundary walled garden.

Rear Garden
Perdominantly laid to lawn with patio area, storage shed, providing views over the rugby club field.

On Street Parking

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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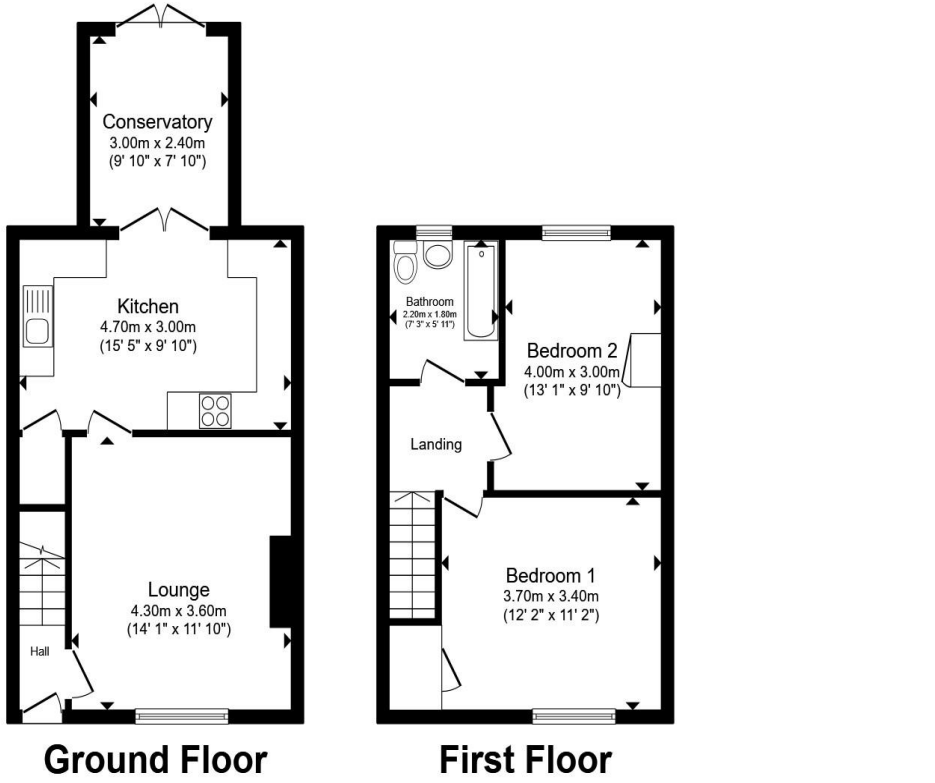
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Jones Road, HARTLEPOOL

- IDEAL FOR A RANGE OF BUYERS
- CLOSE TO LOCAL AMENITIES
- CONSERVATORY
- FRONT GARDEN
- REAR GARDEN

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

£90,000



Total floor area 77.2 m² (831 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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The Property Ombudsman

Property Ref:
HAR121355 - 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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