





Bright Street,Hartlepool TS26 8JY

manners & harrison

welcome to

Bright Street, Hartlepool

Excellent investment opportunity to purchase this 3 bed mid terrace with neutral and modern decor throughout, fixture and fittings.

Entrance Hall
UPVC double glazed door to front.

Lounge
Window to front, radiator.

Kitchen
Open with dining room, combination of cream high gloss wall and base units with complimentary working surfaces and splashback tiling, stainless steel sink and drainer unit with mixer tap, recess for cooker, breakfast bar.

Utility Room
Recess and plumbing for washing machine, window to rear, french doors to rear, radiator.

Landing
Loft.

Bedroom 1
Window to front, built in cupboard, radiator.

Bedroom 2
Window to rear, radiator.

Bedroom 3
Window to rear, radiator.

Bathroom
P shaped bath with mixer tap and shower with glass shower screen, pedestal wash hand basin, low level low flush WC.

Rear Yard

Agents Notes
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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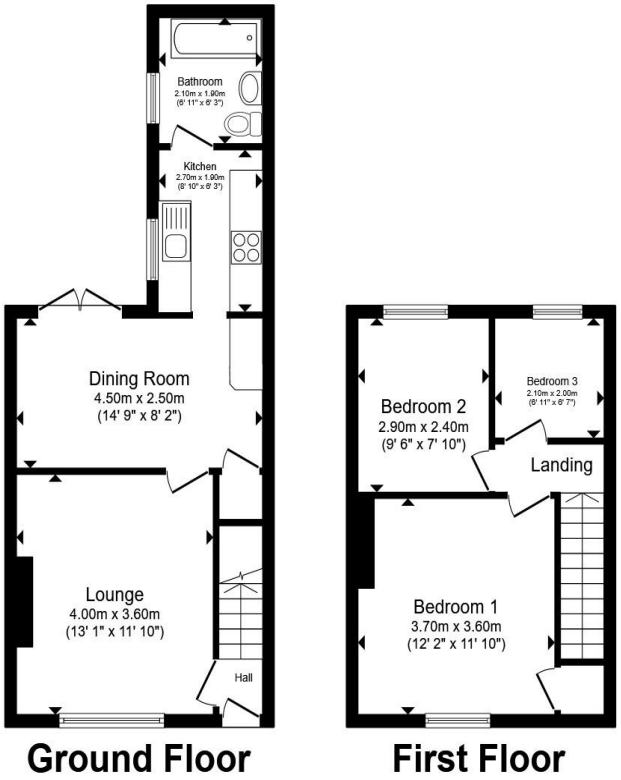
welcome to

Bright Street, Hartlepool

- NO CHAIN
- EXCELLENT INVESTMENT
- STRONG RENTAL YIELD
- THREE BEDROOMS
- REAR YARD

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

£65,000



Total floor area 68.9 m² (742 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:
HAR120371 - 0009

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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