





**Seaton Lane, Hartlepool TS25 1HF**

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## Seaton Lane, Hartlepool

Attention all investors! This two-bedroom semi-detached home represents an excellent investment opportunity, boasting a proven rental track record and strong returns.

**Entrance Hall**
Door to front, staircase to first floor.

**Downstairs Wc**
Window to side, vanity wash hand basin, low level low flush WC.

**Lounge**
Box bay window to front, radiator, fireplace.

**Kitchen**
Wall and base units with composite working surfaces, radiator, 1 1/2 stainless steel sink and drainer unit with mixer tap, built in oven with hob and hood, recess and plumbing for washing machine, window to rear, door to rear lobby.

**Rear Lobby**
Door to side, under stairs storage cupboard.

**Landing**
Window to side, loft hatch access.

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

**Bedroom 2**
Window to rear, radiator.

**Bathroom**
Pedestal wash hand basin, low level low flush WC, bath with electric shower over, extractor fan.

**Front Garden**
Lawn.

**Rear Garden**
Two storage sheds, lawn and patio area.

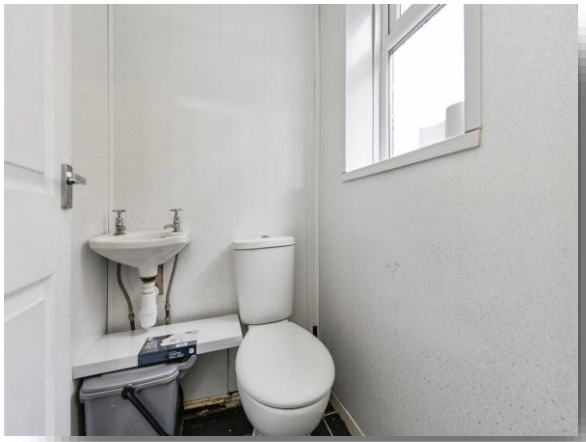
**Driveway**

**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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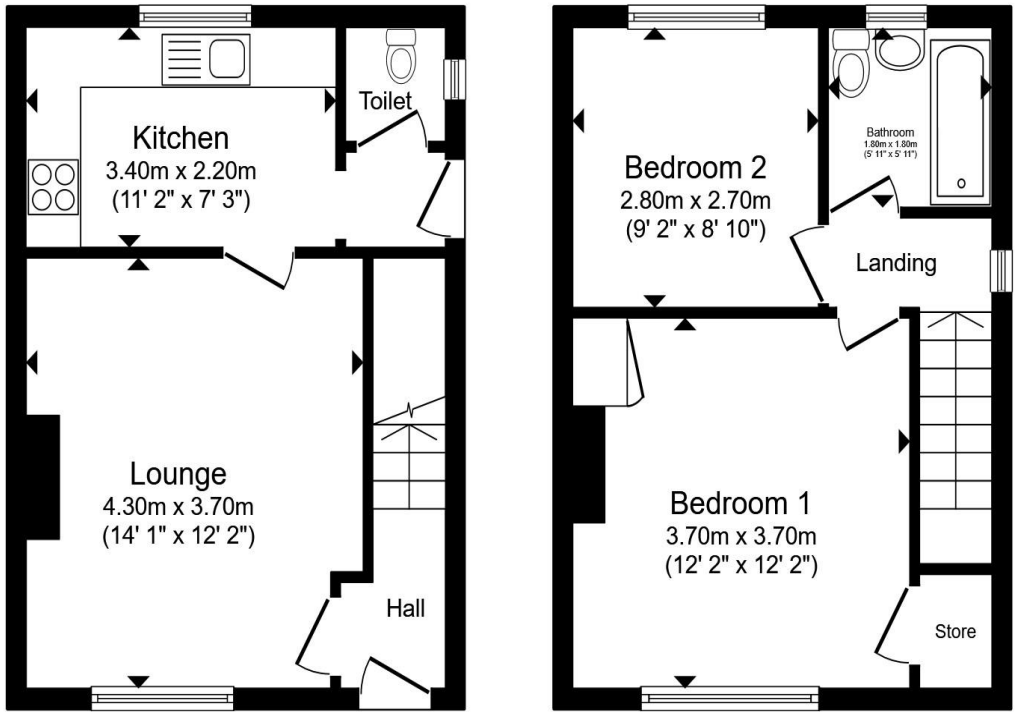
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## Seaton Lane, Hartlepool

- AMAZING INVESTMENT OPPORTUNITY
- DOWNSTAIRS WC
- TWO BEDROOMS
- REAR GARDEN
- DRIVEWAY

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

# £75,000




Total floor area 60.7 m² (654 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:
HAR121331 - 0003

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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**01429 261351**

Hartlepool@mannersandharrison.co.uk

Shrewsbury House 129 York Road,
HARTLEPOOL, Durham, TS26 9DW

**mannersandharrison.co.uk**



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