





Trinity Street, Hartlepool, TS24 0HA

manners & harrison

welcome to

Trinity Street, Hartlepool

An attractive two-bedroom terraced home ready to move straight into, perfectly positioned on the Headland and within easy reach of the local amenities and bus routes that the historic Headland has to offer.

Entrance Hallway
Entered via a composite double glazed door into the entrance hallway, stairs to first floor, radiator, laminate flooring, door leading into lounge.

Lounge
UPVC double glazed window to front, radiator, door leading to kitchen, wall mounted electric fire with built in shelving, door leading to kitchen.

Kitchen
UPVC double glazed window to rear, UPVC double glazed door to rear, laminate flooring, spotlights to ceiling, anthracite grey radiator, built in understairs storage cupboard, beautiful range of base units with complimenting sparkle top working surfaces, peninsular island, four ring electric hob, black sink/ drainer with mixer tap, wall bank with inset electric oven, integrated fridge/ freezer, plumbing and recess for washing machine.

Rear Garden
Fence enclosed, patio for ease of maintenance, wooden gate that gives access to rear.

Bedroom 1
2 UPVC double glazed windows to front, feature acoustic panelled wall, built in storage cupboard, part restricted floor space due to bulk head.

Bedroom 2
UPVC double glazed window to rear, laminate flooring, spotlights to ceiling, wash hand basin with mixer tap and mirrored splahback.

Family Bathroom
Ultra modern, UPVC double glazed window to rear, laminate flooring, tile effect bathroom wall boarded walls, panel bath with mixer tap, cladded ceiling, spotlights to ceiling, wash hand basin with mixer tap on a vanity unit, concealed cistern low level low flush wc.

Loft
Pull down loft hatch, sky light window to front and rear, spotlights to ceiling, storage in eaves, electric radiator.

Externally

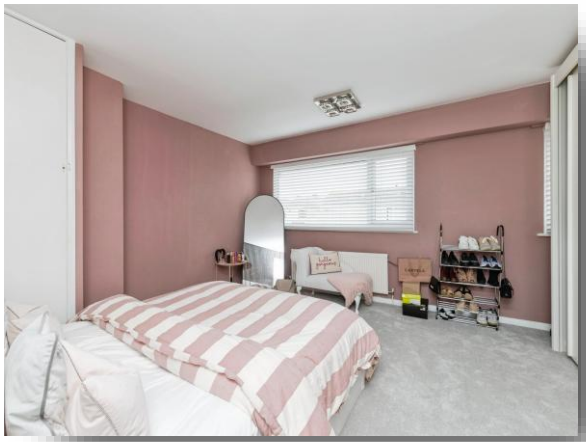
Front Of Property
Wall enclosed with a patio and stone bed edging, walkway leading to front door.

Rear Garden
Fence enclosed, low maintenance with patio and stone bed section, wooden gate for access to rear.









Agents Notes
Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. 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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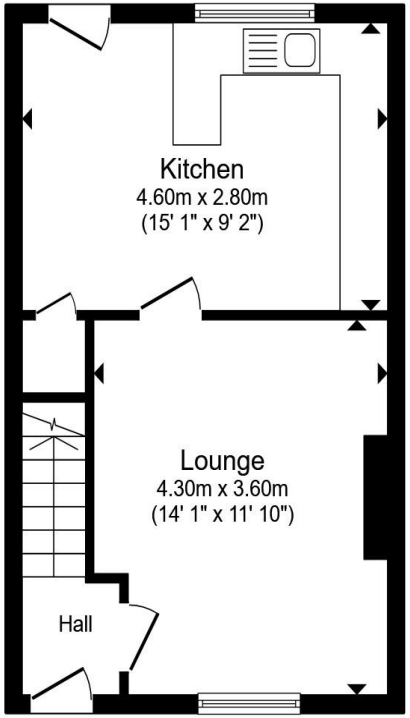
Trinity Street, Hartlepool

- READY TO MOVE INTO
- MODERN FAMILY BATHROOM
- USEFUL LOFT SPACE
- MODERN BREAKFASTING KITCHEN
- LOW MAINTENANCE GARDENS

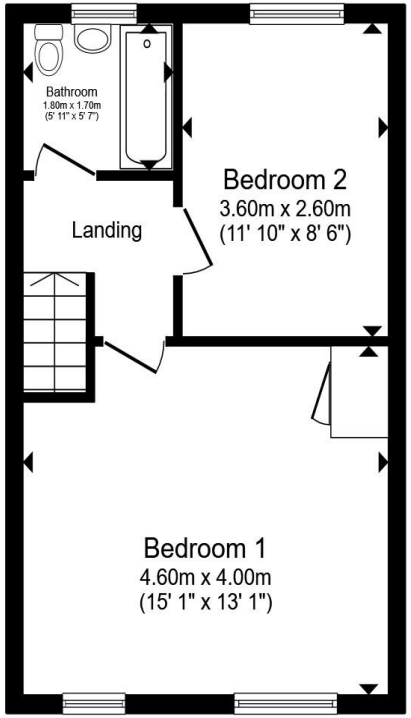
Tenure: Leasehold EPC Rating: C
Council Tax Band: A Service Charge: Ask Agent
Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£115,000



Ground Floor



First Floor

Total floor area 70.8 m² (763 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:
HAR120502 - 0007

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.

manners & harrison

01429 261351

Hartlepool@mannersandharrison.co.uk

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

mannersandharrison.co.uk

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