



St. Margarets Grove, Hartlepool TS25 5BW

welcome to

St. Margarets Grove, Hartlepool

A rare opportunity, as properties in this quiet cul-de-sac seldom come to the market. This three-bedroom mid-terrace home is offered for sale with no onward chain, ensuring a straightforward purchase.

Entrance Hall

Composite door to front, radiator, staircase to first floor.

Downstairs Wc

Window to side, low level low flush wc.

Lounge

12' 4" x 12' 9" Excluding bay windows (3.76m x 3.89m
Excluding bay windows)
Bay window to front, coved cornicing, gas fire.

Dining Room

7' 9" x 11' (2.36m x 3.35m)
Window to rear, understairs storage cupboard, radiator.

Kitchen

9' x 6' 2" (2.74m x 1.88m)
Window to side, wall and base units with contrasting working surfaces and complimenting splash back tiling, recess and plumbing for washing machine, stainless steel sink/ drainer unit with mixer tap, recess for cooker.

Rear Lobby

UPVC double glazed door to rear.

Landing Bedroom 1

13' 4" x 12' 2" Excluding wardrobes (4.06m x 3.71m
Excluding wardrobes)
Bay window to front, built in wardrobes, radiator.

Bedroom 2

10' 5" x 9' 10" (3.17m x 3.00m)
Window to rear, picture rail, radiator.

Bedroom 3

6' 9" x 7' 2" (2.06m x 2.18m)
Window to rear, radiator.

Externally Rear Garden

Well established garden with lawn and planted borders, garden shed, gated access to side alleyways.

Front Garden

Paved with flowered borders, parking on street.

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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St. Margarets Grove, Hartlepool

- QUIET CUL-DE-SAC LOCATION
- UPVC WINDOWS
- CLOSE TO LOCAL AMENITIES/ PRIMARY SCHOOLS
- GOOD TRANSPORT LINKS
- FRONT&REAR GARDENS

Tenure: Freehold EPC Rating: E

Council Tax Band: A

£80,000



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.focalagent.com

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Property Ref:
HAR119894 - 0009

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