





Macrae Road, Hartlepool, TS25 3RE

manners & harrison

welcome to

Macrae Road, Hartlepool

Beautifully presented throughout, this stylish two-bedroom mid-terrace home has been thoughtfully upgraded to create a contemporary living space that's ready to move straight into.

Entrance Hall
Composite door to front, co-ordinating side window panel, staircase to first floor.

Lounge
Window to front, french door to rear, radiator, recess for fire.

Kitchen/Diner
Recently upgraded with an extensive range of wall and base units and quartz working surfaces, inset sink unit with mixer tap, well equipped with integrated appliances, radiator, door to rear, window to rear.

Landing
Window to rear, loft access.

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

Bedroom 2
Window to front, radiator.

Bathroom
P shaped bath with shower over, vanity wash hand basin, low level low flush WC, chrome heated towel rail, window to rear.

Front Garden
Lawned area with potential for off street parking.

Rear Garden
Large open space with lots of potential, garden shed.

Parking
On street parking.

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover 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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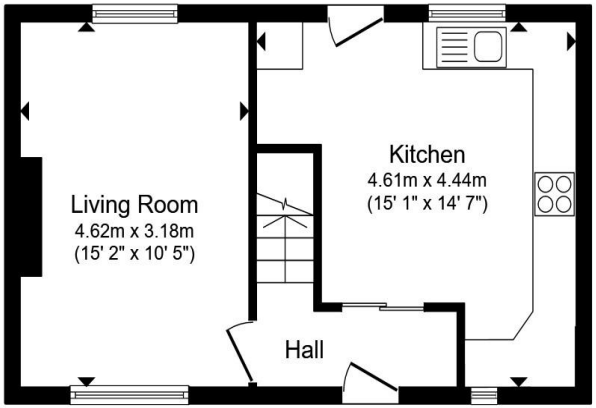
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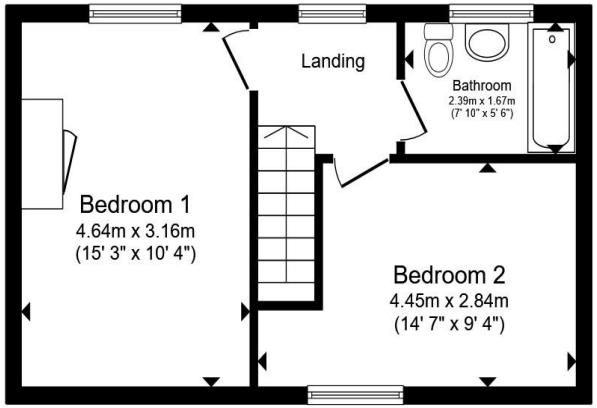
- LUXURY FITTED KITCHEN
- SPACIOUS LOUNGE
- TWO DOUBLE BEDROOMS
- MODERN BATHROOM
- FRONT & REAR GARDENS

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

£89,950



Ground Floor



First Floor

Total floor area 71.3 m² (767 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:
HAR120988 - 0004

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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