





Lennox Walk, Hartlepool, TS25 3RZ

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welcome to

Lennox Walk, Hartlepool

Available for sale with no onward chain, this well-presented two-bedroom end-terrace home is an ideal purchase for first-time buyers and investors alike, having historically achieved excellent rental yields.

Entrance Hallway
Door to front, staircase to first floor.

Lounge
Window to front and rear, radiator, fireplace with inset fire, coved cornicing.

Kitchen/Diner
Window to front and rear, wall and base units with contrasting working surfaces, stainless steel sink and drainer unit with mixer tap, built in double oven, hob and hood, recess and plumbing for washing machine and fridge/freezer, radiator, under stairs storage cupboard.

Landing
Window to rear, loft access.

Bedroom 1
Window to rear, radiator, fitted wardrobes.

Bedroom 2
Window to front, radiator.

Bathroom
Window to rear, pedestal wash hand basin, radiator, low level low flush WC, bath with shower over.

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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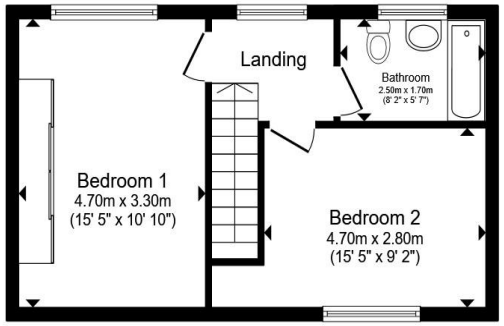
Lennox Walk, Hartlepool

- NO ONWARD CHAIN
- END TERRACE
- DECEPTIVELY SPACIOUS
- MODERN DECOR
- EXCELLENT RENTAL YIELDS

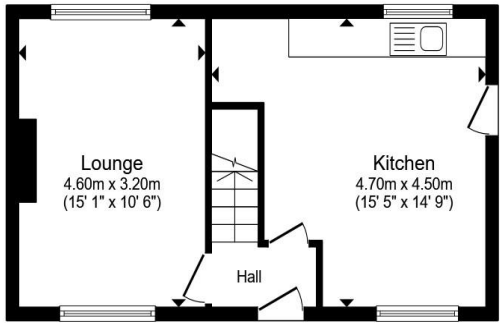
Tenure: Freehold EPC Rating: D
Council Tax Band: A

guide price

£80,000



First Floor



Ground Floor

Total floor area 72.0 m² (775 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:
HAR120667 - 0008

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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