



Montague Street, Hartlepool, TS24 0NH

welcome to

Montague Street, Hartlepool

Desirably positioned on the headland and just a stone's throw from the seafront, this charming three-bedroom terraced home offers an inviting blend of coastal living and period character.

Entrance Hall

Entered via composite door into entrance hallway, radiator, coved cornicing, stairs to first floor, laminate flooring, doors leading to all principle rooms.

Lounge

12' 8" (into alcove) x 13' 8" (3.86m (into alcove) x 4.17m) UPVC sash windows to front, coved cornicing, feature electric fire with decorative solid wood surround and marble hearth, laminate flooring, TV point.

Downstairs Wc

Low level low flush WC, built in storage, wall mounted wash hand basin with mixer tap and tiled splashback ,white heated towel rail, vinyl flooring.

Living/Dining/Kitchen Area

12' 3" (max) x 20' 6" (max) (3.73m (max) x 6.25m (max)) living area- UPVC double glazed sash window to rear, radiator, vinyl flooring.

Kitchen area- Peninsular island, beautiful range of grey wall and base units with complimenting working surfaces and tiled splashback, space for under counter fridge, inset electric oven, four ring gas hob with extractor over, inset sink/drainer with swan neck mixer tap, space, plumbing and recess for washing machine, radiator, UPVC double glazed sash window to rear, double glazed composite door to rear garden, coved cornicing, wall mounted ideal logic combi boiler housed in one of the storage cupboards.

Landing

Stairs from hallway, loft hatch access with pull down ladder, coved cornicing, doors to leading to all principle rooms.

Loft

Part boarded with power and light.

Bedroom 1

12' 2" x 10' 1" (3.71m x 3.07m)

Two UPVC double glazed sash windows to rear, radiator, four door built in sliding wardrobes, sea-views from windows.

Bedroom 2

9' 6" (onto wardrobes) x 15' 4" (inc bay window) (2.90m (onto wardrobes) x 4.67m (inc bay window))

UPVC double glazed sash bay window to front, three door built in sliding wardrobes, two door storage cupboard, radiator.

Bedroom 3

8' x 7' 7" (2.44m x 2.31m)

UPVC double glazed sash window to front, radiator, coved cornicing.

Family Bathroom

Well appointed, four piece white suite, UPVC double glaze sash window to rear, corner shower cubicle with bathroom wall boarded walls, rainfall shower head and hand held attachment, wall mounted wash hand basin with mixer tap, low level low flush WC, panel bath with central mixer tap and hand held attachment, part tiled walls, chrome heated towel rail, vinyl flooring, coved cornicing.



Externally

Front Of Property

Flat fronted with on street parking to front.

Rear Yard

Good size, wall and fence enclosed with hardstanding for ease of maintenance, two wooden storage sheds with power, outdoor tap, outdoor sockets.



view this property online mannersandharrison.co.uk/Property/HAR120106



welcome to

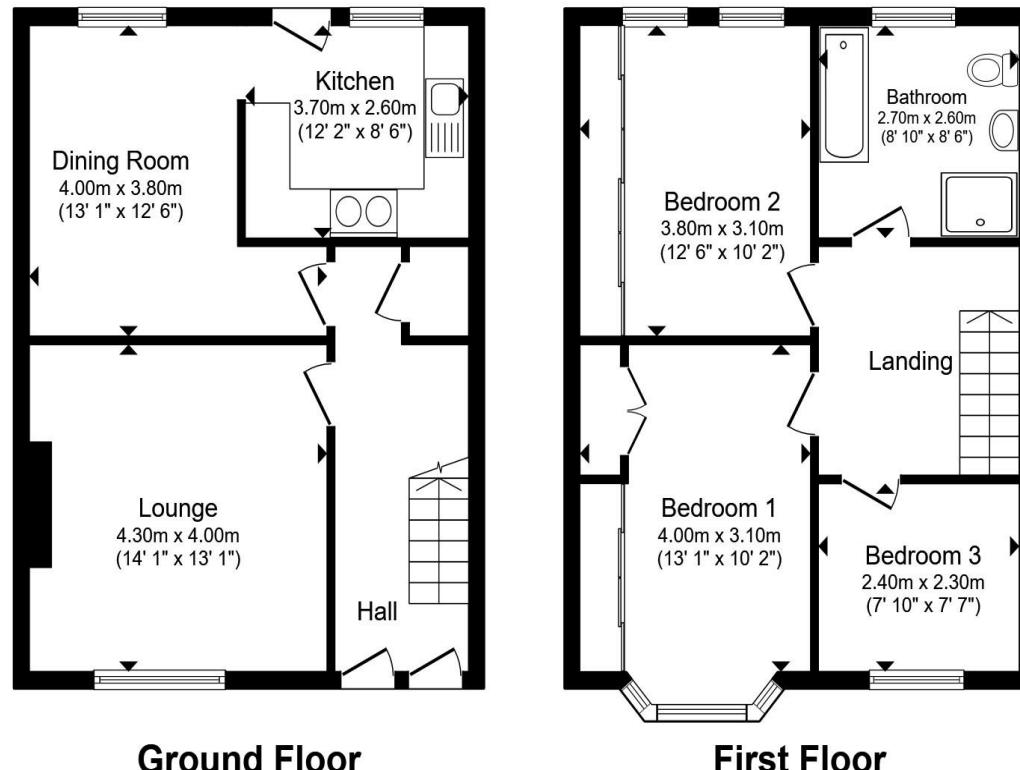
Montague Street, Hartlepool

- COASTAL LIVING
- OPEN PLAN KITCHEN/LIVING AREA
- PROPERTY OVER 1000 SQUARE FOOT
- REAR YARD
- ON-STREET PARKING

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£155,000



Total floor area 93.9 m² (1,011 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

 **manners & harrison**

view this property online mannersandharrison.co.uk/Property/HAR120106



Property Ref:
HAR120106 - 0006

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