



**Montague Street, Hartlepool, TS24 0NH**

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## **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/drainers 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.



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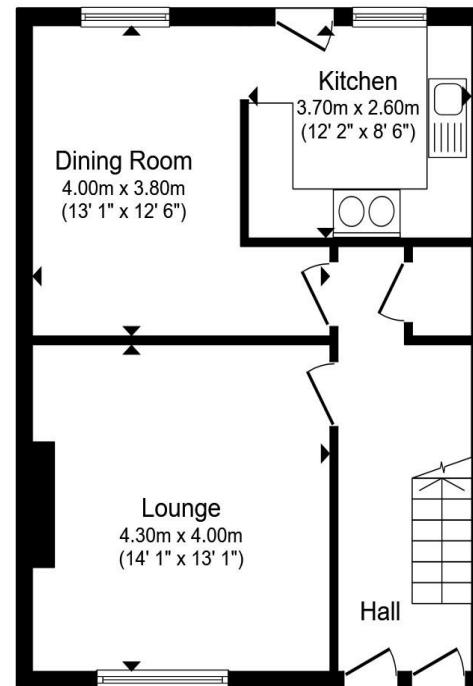
## Montague Street, Hartlepool

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

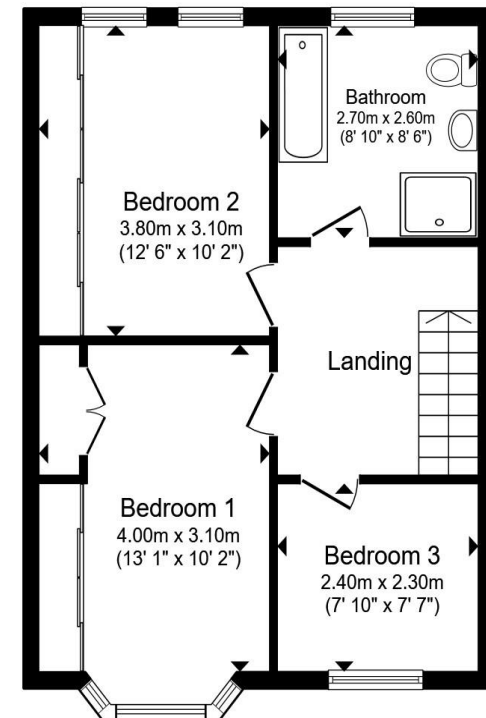
Tenure: Freehold EPC Rating: D

Council Tax Band: B

**£155,000**



**Ground Floor**



**First Floor**

Total floor area 93.9 m<sup>2</sup> (1,011 sq.ft.) approx

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Property Ref:  
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