



**Irvine Road, Hartlepool, TS25 3HS**

**welcome to**

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Manners and Harrison are pleased to offer for sale this 3 Bedroomed End-Terrace house. Situated on a generous sized corner plot with gardens to both, side and rear and offering rare off street parking.



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### **Entrance Lobby**

#### **Lounge**

21' 2" x 13' 3" ( 6.45m x 4.04m )



#### **Kitchen/ Diner**

18' 6" narrowing to 7'4 x 13' 3" narrowing to 5'5 ( 5.64m narrowing to 7'4 x 4.04m narrowing to 5'5 )

#### **First Floor**

#### **Landing**

#### **Bedroom 1**

12' 3" x 11' 11" (Max including bulk head) ( 3.73m x 3.63m (Max including bulk head) )



#### **Bedroom 2**

12' 4" x 9' 3" (excluding door recess) ( 3.76m x 2.82m (excluding door recess) )

#### **Bedroom 3**

11' 7" x 9' 5" (Max) ( 3.53m x 2.87m (Max) )

#### **Bathroom**

#### **Separate Wc**

#### **Externally**



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welcome to

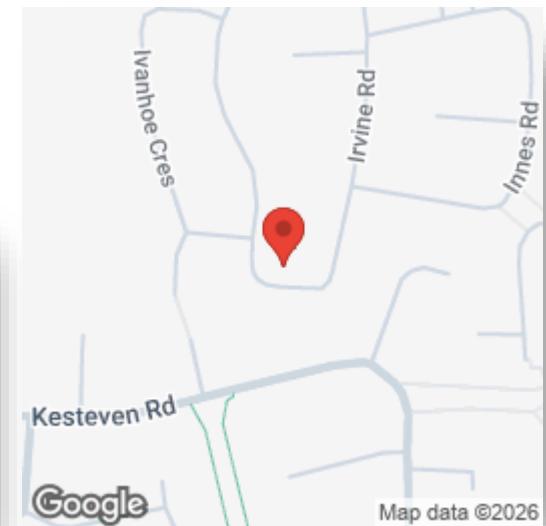
## Irvine Road, Hartlepool

- 3 BEDROOMED END TERRACE HOUSE
- OFF-STREET PARKING
- GARDEN TO THREE SIDES
- MOTIVATED SELLERS
- MODERN FIXTURES AND FITTINGS THROUGHOUT

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

**£115,000**



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Property Ref:  
HAR120306 - 0002

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