



St. Margarets Grove, Hartlepool, TS25 5BW

welcome to

St. Margarets Grove, Hartlepool

A rare opportunity, as properties in this quiet cul-de-sac seldom come to the market. This three-bedroom mid-terrace home is offered for sale with no onward chain, ensuring a straightforward purchase.

Entrance Hall

Composite door to front, radiator, staircase to first floor.

Downstairs Wc

Window to side, low level low flush wc.

Lounge

12' 4" x 12' 9" Excluding bay windows (3.76m x 3.89m
Excluding bay windows)
Bay window to front, coved cornicing, gas fire.

Dining Room

7' 9" x 11' (2.36m x 3.35m)
Window to rear, understairs storage cupboard, radiator.

Kitchen

9' x 6' 2" (2.74m x 1.88m)
Window to side, wall and base units with contrasting working surfaces and complimenting splash back tiling, recess and plumbing for washing machine, stainless steel sink/ drainer unit with mixer tap, recess for cooker.

Rear Lobby

UPVC double glazed door to rear.

Landing

Bedroom 1

13' 4" x 12' 2" Excluding wardrobes (4.06m x 3.71m
Excluding wardrobes)
Bay window to front, built in wardrobes, radiator.

Bedroom 2

10' 5" x 9' 10" (3.17m x 3.00m)
Window to rear, picture rail, radiator.

Bedroom 3

6' 9" x 7' 2" (2.06m x 2.18m)
Window to rear, radiator.



Externally

Rear Garden

Well established garden with lawn and planted borders, garden shed, gated access to side alleyways.

Front Garden

Paved with flowered borders, parking on street.



view this property online mannersandharrison.co.uk/Property/HAR119894



welcome to

St. Margarets Grove, Hartlepool

- QUIET CUL-DE-SAC LOCATION
- UPVC WINDOWS
- CLOSE TO LOCAL AMENITIES/ PRIMARY SCHOOLS
- GOOD TRANSPORT LINKS
- FRONT&REAR GARDENS

Tenure: Freehold EPC Rating: E

Council Tax Band: A

£80,000



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.focalagent.com

view this property online mannersandharrison.co.uk/Property/HAR119894



Property Ref:
HAR119894 - 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.

Manners & Harrison is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


manners & harrison



01429 261351



Hartlepool@mannersandharrison.co.uk



Shrewsbury House 129 York Road,
HARTLEPOOL, Durham, TS26 9DW



mannersandharrison.co.uk