





St. Pauls Road,Hartlepool TS26 9EY

manners & harrison

welcome to

St. Pauls Road, Hartlepool

ATTENTION INVESTORS! This substantial six-bedroom property presents an excellent investment opportunity, offering considerable potential within this popular location.

Entrance Porch
Door to front, inner door to hall.

Entrance Hall
Staircase to first floor.

Lounge
bay window to front, picture rail, radiator.

Dining Room
Window to rear, storage in alcoves, radiator.

Kitchen
Window to side, wall and base units with contrasting working surfaces, inset stainless steel sink and drainer unit with mixer tap, boiler, recess and plumbing for washing machine, under stairs storage cupboard.

First Floor Landing
Staircase to second floor.

Bedroom 1
Window to front.

Bedroom 2
Window to rear.

Bedroom 5
Window to front, radiator.

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

Second Floor

Bedroom 3
Dorma window to front, radiator.

Bedroom 4
Window to rear, radiator.

Bedroom 6
Window to front, radiator.

Front Garden
Palisade.

Rear Yard
Outbuilding.

Residents Permit Parking

Agents Note
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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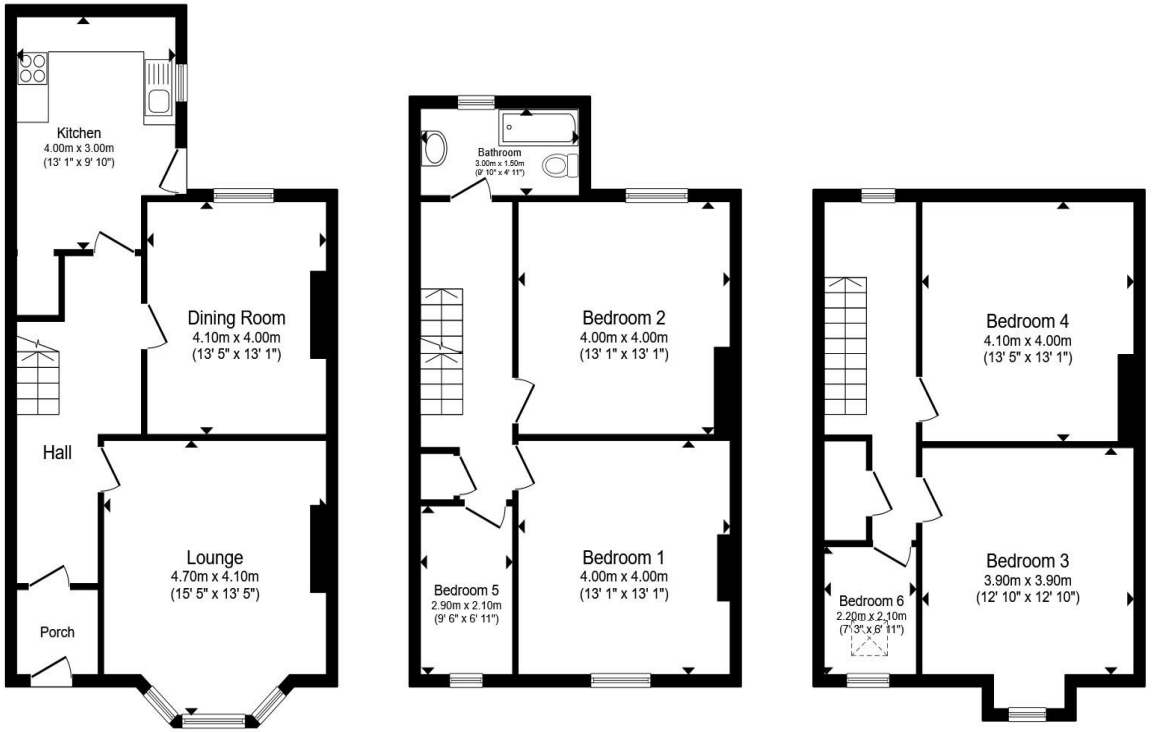
welcome to

St. Pauls Road, Hartlepool

- EXCELLENT INVESTMENT OPPORTUNITY
- NO ONWARD CHAIN
- SIX BEDROOMS
- REAR YARD
- RESIDENTS PARKING

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

£85,000



Total floor area 159.0 m² (1,711 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:
HAR121295 - 0002

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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