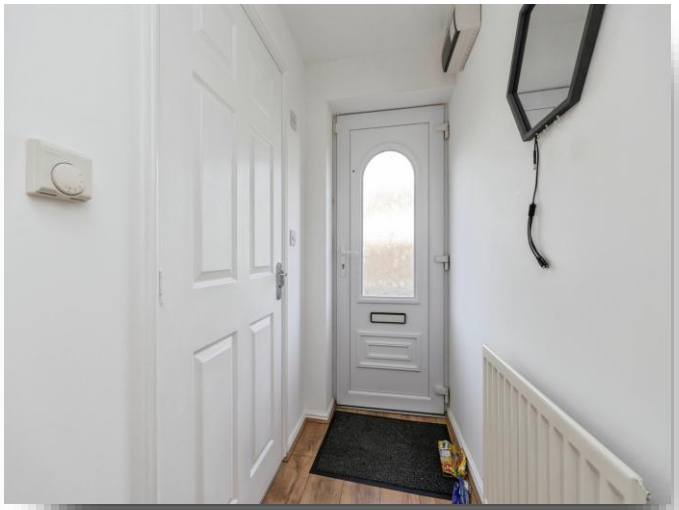






Harcourt Street, Hartlepool, TS26 8LN

manners & harrison

welcome to

Harcourt Street, Hartlepool

Offered to the market with no forward chain, this two-bedroom semi-detached home is pleasantly positioned on a no-through road and benefits from off-street parking and a landscaped rear garden.

Entrance Hall
Entered via UPVC double glazed door, door leading to downstairs WC, door to lounge, radiator, laminate flooring.

Downstairs Wc
UPVC double glazed window to front, wall mounted corner wash hand basin with tiled splashback, radiator, vinyl flooring, low level low flush WC.

Lounge
Stairs to first floor, radiator, laminate flooring, two radiators, UPVC double glazed window to front, TV point, door leading to breakfasting kitchen.

Kitchen
Laminate flooring, radiator, UPVC double glazed window to rear, UPVC double glazed french doors to rear, range of shakerstyle wall and base units with contrasting working surfaces, tiled splashback, plumbing and recess for washing machine, wall mounted main combi boiler, stainless steel sink/drainer with mixer tap, inset electric oven, four ring gas hob with stainless steel extractor over, integrated fridge, integrated freezer.

Landing
Loft hatch access, doors leading to both bedrooms & family bathroom.

Bedroom 1
UPVC double glazed window to front, radiator, built in storage cupboard over bulkhead.

Bedroom 2
UPVC double glazed window to rear, radiator.

Family Bathroom
UPVC double glazed window to rear, radiator, vinyl flooring, low level low flush WC, wash hand basin with tiled splashback, panel bath with shower over with hand held shower attachment and glass shower screen, part tiled walls, extractor fan.

Front Of Property
Block paved driveway, patio walkway leading to front door, small open plan lawned area.

Rear Garden
Landscaped, wall and fence enclosed, Indian sandstone patio area, decked area with raised planted railway sleeper borders, wooden gate to side leading to front.

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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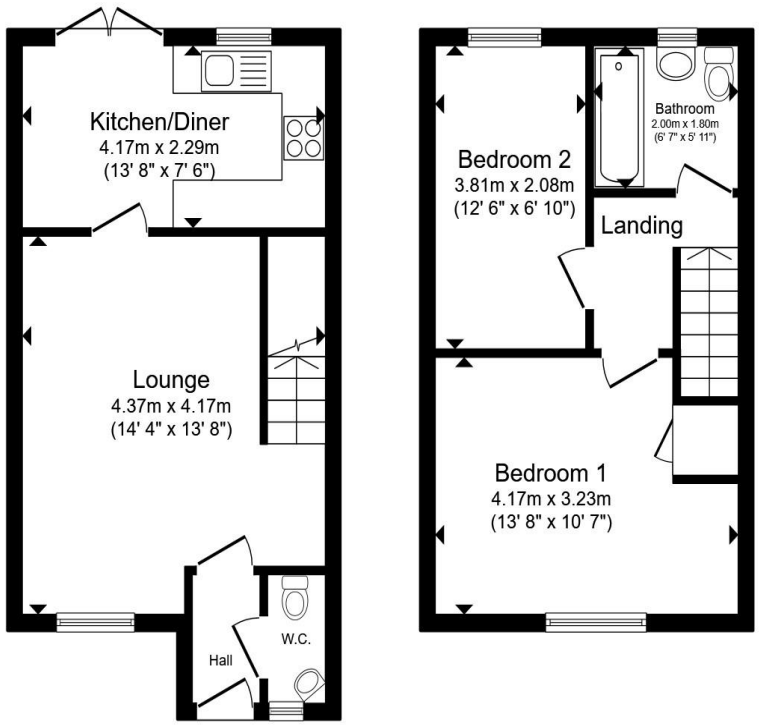
welcome to

Harcourt Street, Hartlepool

- NO ONWARD CHAIN
- DOWNSTAIRS WC
- TWO BEDROOMS
- LANDSCAPED REAR GARDEN
- OFF-STREET PARKING

Tenure: Freehold EPC Rating: C
Council Tax Band: B

£90,000



Total floor area 61.7 m² (665 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:
HAR121219 - 0003

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

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