





Gloucester Street, Hartlepool, TS25 5QZ

manners & harrison

welcome to

Gloucester Street, Hartlepool

This well proportioned, three bedroom, semi-detached family home boasts a fantastic rear garden and offers an excellent opportunity for first-time buyers or investors alike.

Entrance Hall
Entered via UPVC double glazed door to side, radiator, laminate flooring, stairs to first floor door to lounge, door to downstairs family bathroom.

Downstairs Family Bathroom
UPVC double glazed window to side, low level low flush WC, wash hand basin with mixer tap, panel bath with mixer tap and hand held shower attachment, tiled walls,vinyl flooring, radiator.

Lounge
UPVC double glazed bay window to front, TV point, laminate flooring, coved cornicing, feature coal effect fire with marble surround and hearth, radiator, door leading to kitchen.

Kitchen/Diner
Bright and airy,UPVC double glazed window to side and rear, double glazed French doors to rear, tiled flooring, beautiful range of white wall and base units with complimenting working surfaces and tiled splashback, integrated fridge, integrated freezer, inset electric oven, four ring gas hob with stainless steel chimney style extractor over, 1 1/2 bowl sink/ drainer with mixer tap, plumbing and recess for washing machine.

Landing
UPVC double glazed window to front, doors leading to all principle rooms.

Bedroom 1
UPVC double glazed window to front, radiator, built in storage cupboard housing wall mounted baxi combi boiler.

Bedroom 2
UPVC double glazed window to rear, radiator.

Bedroom 3
UPVC double glazed window to rear, radiator.

Upstairs Wc
UPVC double glazed window to side, low level lo flush WC, tiled flooring, wall mounted wash hand basin with mixer tap and tiled splashback.

Rear Garden
Good sized, wall and fence enclosed, patio area, predominantly laid to lawn, outdoor tap, wooden gate leading to side.

Front Of Property
Fence enclosed with lawned garden area, wrought iron gate giving shared access to side door, on street 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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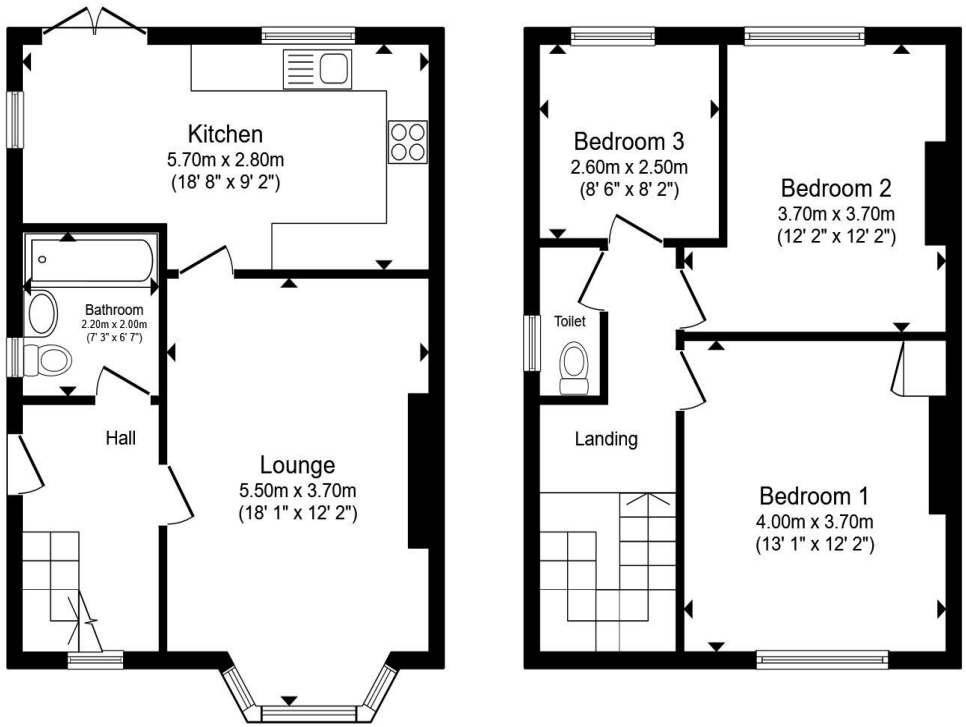
welcome to

Gloucester Street, Hartlepool

- AMAZING FOR FIRST TIME BUYERS
- DOWNSTAIRS BATHROOM & UPSTAIRS SEPARATE WC
- THREE BEDROOMS
- REAR GARDEN
- ON-STREET PARKING

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

£92,500



Total floor area 90.8 m² (977 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:
HAR121334 - 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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