



Duke Street, Hartlepool, TS26 8PU

welcome to

Duke Street, Hartlepool

A unique, deceptively spacious, 3 Bedroomed, end of terrace house. In brief the accommodation comprises entrance hallway with stairs to the first floor, spacious lounge, second reception room, modern fitted kitchen with access to rear yard.

Entrance Hallway

UPVC door to front, laminate flooring, stairs to First Floor, radiator, under stairs storage cupboard, double doors into:

Lounge

17' 4" x 20' 5" Max (5.28m x 6.22m Max)
Double glazed dual aspect windows to front , two radiators, TV point,

Study Area

9' 3" x 6' 6" (2.82m x 1.98m)
UPVC Double Glazed window to side aspect, chrome heated towel rail.

Kitchen

12' 6" x 8' 7" (3.81m x 2.62m)
Fitted with a range of wall and base units with contrasting working surfaces incorporating stainless steel sink and drainer with mixer tap, built in electric oven, hob and hood, recess and plumbing for washing machine, recess for additional white goods, radiator.

Three Quarter Landing

Door leading to:

Bathroom

UPVC Opaque Double Glazed window, built in bath, wall mounted wash hand basin in chrome mixer tap, low level low flush wc, baxi wall mounted gas central heating boiler, tiled flooring, radiator, recess spotlighting to ceiling.

First Floor

Landing

Storage cupboard with rail.

Bedroom 1

11' x 12' 10" Into alcoves (3.35m x 3.91m Into alcoves)
UPVC Double Glazed window, radiator, fire surround.

Bedroom 2

15' x 9' 6" Max (4.57m x 2.90m Max)
Double Glazed window to side, radiator, storage cupboard.

Bedroom 3

8' 2" x 7' 8" (2.49m x 2.34m)
Double Glazed window to front, radiator.



Externally

On street parking to front and side. Yard to rear.



view this property online mannersandharrison.co.uk/Property/HAR117407



welcome to

Duke Street, Hartlepool

- 2 RECEPTION ROOMS
- MODERN KITCHEN
- 3 BEDROOMS
- REAR YARD
- SOLD WITH TENANT IN SITU

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

offers over

£70,000



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/HAR117407



Property Ref:
HAR117407 - 0004

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



01429 261351



Hartlepool@mannersandharrison.co.uk



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



mannersandharrison.co.uk

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.