



Thirlmere Street, Hartlepool TS26 9AR

welcome to

Thirlmere Street, Hartlepool

Attention investors, first-time buyers and growing families! This centrally located three-bedroom terraced home presents an excellent opportunity, offering strong rental or resale prospects while also providing spacious and comfortable living accommodation.

Entrance Vestibule

Door leads to lounge.

Lounge

UPVC double glazed window to front, decorative coved cornicing, ceiling rose, radiator.

Inner Hallway

Gives access to stairs, kitchen, and downstairs family bathroom.

Kitchen

Wooden single glazed window to side, wooden single glazed door to side, vinyl flooring, range of wall and base units with contrasting working surfaces and splashback, sink/drain, inset electric oven, 4 ring gas hob with splashback and extractor over, wall mounted boiler, plumbing and recess for washing machine, radiator, space for dining table.

First Floor Landing

Radiator, loft hatch access, doors leading to all principle rooms.

Bedroom 1

UPVC double glazed window to front, radiator.

Bedroom 2

Wooden single glazed window to side, radiator, coved cornicing.

Bedroom 3

UPVC double glazed window to rear, radiator, part restricted floor space due to bulk head.

Family Bathroom

Wooden single glazed window to rear, vinyl flooring, low level low flush WC, wash hand basin with mixer tap "P" shaped bath with mixer tap and shower over,

chrome heated towel rail, tiled walls.

Externally

Front

Flat fronted, on street parking.

Rear Yard

Wall enclosed with a wooden gate to the rear.





view this property online mannersandharrison.co.uk/Property/HAR119962



welcome to

Thirlmere Street, Hartlepool

- GOOD FOR INVESTORS
- ON STREET PARKING
- REAR YARD
- CENTRALLY LOCATED
- DOWNSTAIRS BATHROOM

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

£65,000



Total floor area 67.1 m² (722 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

manners & harrison

view this property online mannersandharrison.co.uk/Property/HAR119962



Property Ref:
HAR119962 - 0005

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