



Laird Road, Hartlepool TS25 3LL

welcome to

Laird Road, Hartlepool

Offered to the market with no onward chain, this two-bedroom end-terrace home presents an excellent opportunity for first-time buyers and investors alike!

Entrance Porch

UPVC double glazed door to front, inner door to hallway.

Lounge

Window to front and rear, radiator, white ornate style, fireplace with inset gas fire, marble effect surround and hearth.

Kitchen

Window to rear, door to outbuilding, fitted with an extensive range of wall and base units with contrasting working surfaces, built in oven/grill, hob with hood.

Landing

Window to rear, loft access.

Bedroom 1

Window to rear, built in cupboard, radiator, fitted with mirror fronted sliding wardrobes.

Bedroom 2

Window to front, radiator, over stairs bulkhead.

Bathroom

Window to rear, pedestal wash hand basin, radiator, low level low flush WC, bath with mixer tap and spray attachment.

Externally

Front garden with driveway, rear garden.

Outbuilding

Housing boiler.

Agents Notes

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out

the required identity and anti-money laundering checks. 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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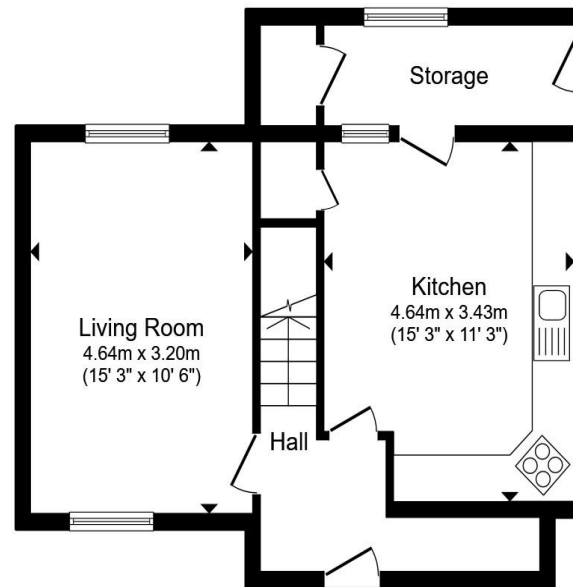
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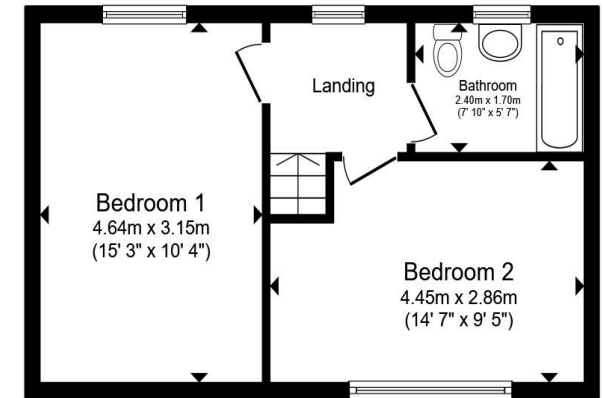
- NO CHAIN
- SUITABLE FOR A RANGE OF BUYERS
- TWO BEDROOMS
- FRONT&REAR GARDENS
- DRIVEWAY

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

£90,000



Ground Floor



First Floor

Total floor area 82.2 m² (885 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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Property Ref:
HAR120740 - 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.

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manners & harrison



01429 261351



Hartlepool@mannersandharrison.co.uk



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



mannersandharrison.co.uk