



**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.

### **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.





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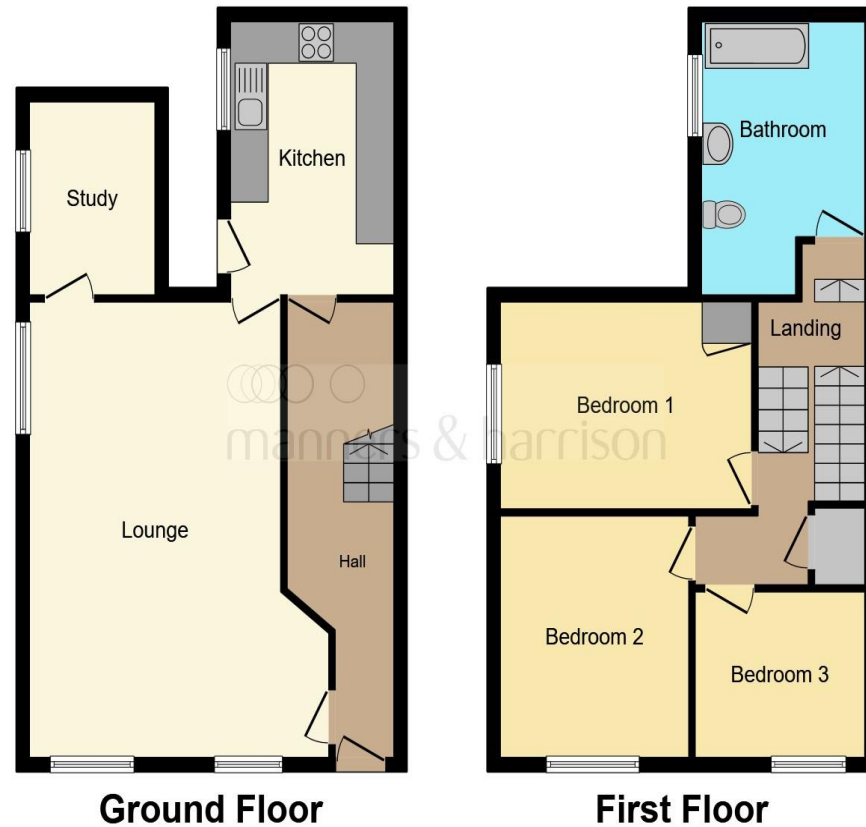
welcome to

## 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](http://www.focalagent.com)

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Property Ref:  
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