



Hardwick Street, Blackhall Colliery Hartlepool TS27 4LS

welcome to

Hardwick Street, Blackhall Colliery Hartlepool

Ideal for those looking to downsize or enjoy retirement, this well-presented two-bedroom semi-detached bungalow occupies a peaceful position with attractive gardens to both the front and rear.

Lounge

Box bay window to front, gas fire, door to front, coved cornicing.

Kitchen/ Dining

Wall and base units with contrasting working surfaces and co-ordinating splashback, sink/ drainer unit with mixer tap, built in oven, hob and hood, recess and plumbing for washing machine, window to side and rear, radiator.

Rear Lobby

Door to rear, access to bathrooms.

Bedroom 1

Box bow window to front, radiator, fitted wardrobes.

Bedroom 2

Window to rear, radiator.

Bathroom

Shower cubicle, window to rear and side, pedestal wash hand basin, low level low flush wc, chrome heated towel rail, loft access.

Externally

Front Garden

Enclosed garden, on street parking.

Rear Garden

Shed, lawn.

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.

Agents Note

It is our understanding that the property is not registered at the Land Registry, which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time frames for registration.





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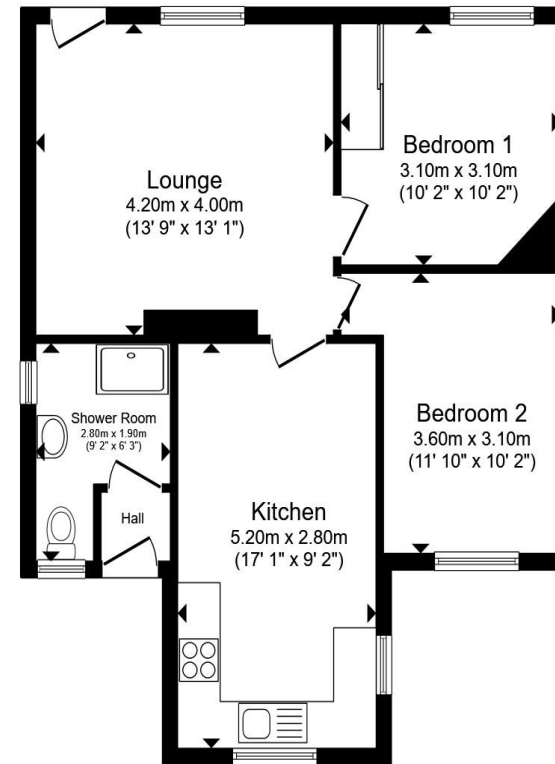
welcome to

Hardwick Street, Blackhall Colliery Hartlepool

- FRONT & REAR GARDENS
- OPEN PLAN KITCHEN & DINING
- NO ONWARD CHAIN
- ON STREET PARKING
- THOUGHTFULLY EXTENDED

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

£90,000



Total floor area 57.5 m² (619 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:
HAR121061 - 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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