



**132 Middle Street,
Hartlepool, TS27 4EB**

**Offers in the region of:
£63,000**

Freehold

Holbrook and Co Estate agents are delighted to offer for sale this three bed end of terrace property in Blackhall.

Rooms

Additional Information:

The following information should be read and considered by any potential buyers prior to making a transactional decision:

Year Built: 1967

Construction: Traditional

Utilities: Gas Boiler (Fitted 2021, cp12 yearly)

Maintenance Charges: N/A

Parking: On-Street Parking

Connectivity: No known issues with broadband speed or phone signal in this area.

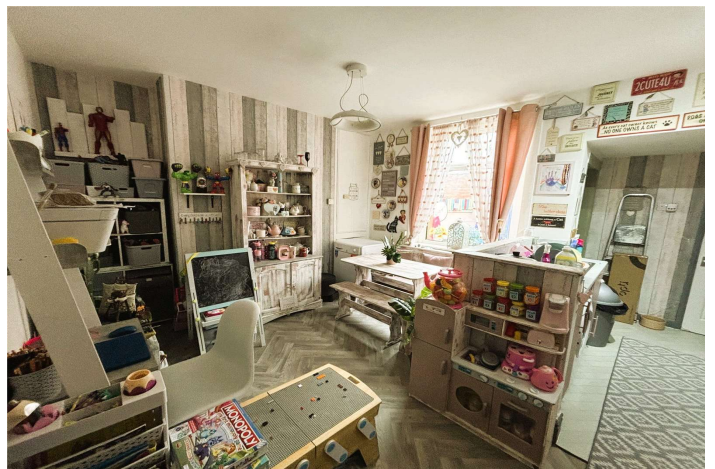
Local Authority: Durham (Council Tax Band A)

Area: No known risk of crime or flooding in this area.

Further information regarding the above can be clarified during the conveyancing period prior to completion. The information above has been provided by the seller and has not yet been verified at the point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.

Disclaimer:

Your home is at risk if you do not keep up repayments on your mortgage or other loans secured on it. It is now a legal requirement under the Estate Agents Act 1991, to establish what mortgage, if any, is required and to confirm the applicants ability to obtain this finance. If you need any help or advice over obtaining a mortgage, our mortgage department will be pleased to help and advise you on all Building Society or Bank mortgages without obligation. This service is available even if you are not buying via ourselves. Written quotations available on request. There is no charge for this service. Please note that



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



all sizes have been measured with an electronic measuring tape and are approximations only. Under the terms of the property miss-descriptions act we are obliged to point out that none of the services described in these particulars have been tested by ourselves. We present these details of the property in good faith and they were accurate at the time at which we inspected the property. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of presentation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. To arrange an appointment to view this property, please contact us on 01429 856565, hours are Monday-Friday 9.00am-

5.00pm and Saturday 9.00am-12.00pm.

Holbrook & Co - Hartlepool

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.