



## 46 Dunbar Road, Hartlepool, TS255DU

Asking Price: £104,995

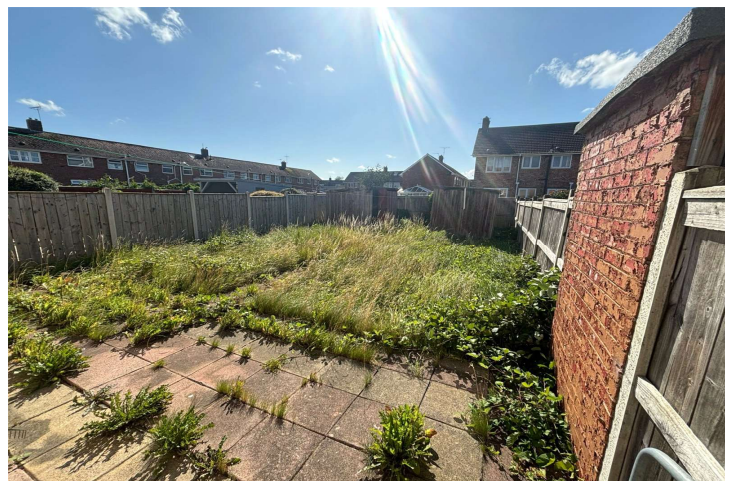
Charming 2-bedroom terraced house with a spacious garden, perfect for outdoor gatherings. This property boasts a modern kitchen, cosy living room, and convenient location close to amenities. Ideal for first-time buyers or as an investment opportunity. Book your viewing today!



To arrange a viewing please call the Hartlepool office on **01429 856565**

## Accommodation Summary:

- 2 Bedrooms
- Disclaimer
- Sitting Room
- Kitchen
- Bathroom
- Bathroom



## **Rooms:**

### **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 all sizes have been measured with an electronic measuring tape and are approximations only. Under the terms of the property mis-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.

### **Sitting Room:**

**10'6" x 15'11" (3.2m x 4.85m)**

Huge open sitting room.

### **Kitchen:**

**15'1" x 10'9" (4.6m x 3.28m)**

Massive open kitchen, perfect for cooking and relaxing.

### **Bedroom:**

**16' x 11'4" (4.88m x 3.45m)**

Wide open bedroom boasting huge space and potential.

### **Bathroom:**

**14'3" x 8'6" (4.34m x 2.6m)**

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		85 <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>	47 <b>E</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		