



2 Bedrooms

Charming two-bedroom terraced house located in a sought-after neighbourhood. This delightful property boasts a lovely garden, perfect for outdoor entertaining and relaxation. The interior features a spacious living room, ideal for cosy nights in, a modern kitchen with ample storage space, and two well-appointed bedrooms offering comfort and tranquillity. The property also benefits from easy access to local amenities, schools, and transport links, making it a convenient and desirable location for families or professionals. With its characterful charm and practical layout, this property presents an excellent opportunity for those seeking a comfortable and inviting home. This property is being sold with a tenant in situ, for more information in regard to this please call our office. Don't miss the chance to make this delightful property your own and enjoy the benefits of a cosy and welcoming living space in a prime location. Contact us today to arrange a viewing.

Annandale Crescent

Hartlepool, TS24

Asking Price:

£95,000

EPC Rating: D



Living Room:

13'9" x 12' (4.2m x 3.66m)

UPVC double glazed window to front of property, laminate flooring, radiator.

Kitchen/dining room:

9'10" x 15'5" (3m x 4.7m)

UPVC double glazed window to rear of property, laminate flooring, radiator, white base units with matching counter tops, stainless steel sink with tap, oven and hob with extractor fan.

Bedroom one:

11' x 14'1" (3.35m x 4.3m)

Carpet, UPVC double glazed, window to front of property, radiator.

Bedroom two:

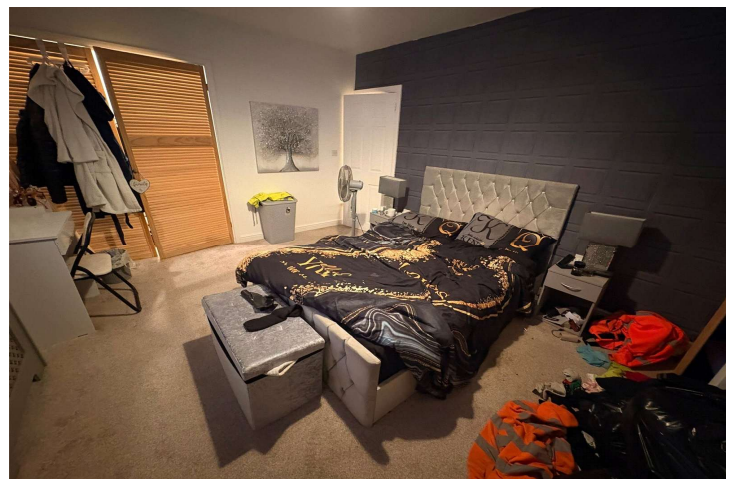
12'11" x 11'2" (3.94m x 3.4m)

Carpet, UPVC double glazed, window to front of property, radiator.

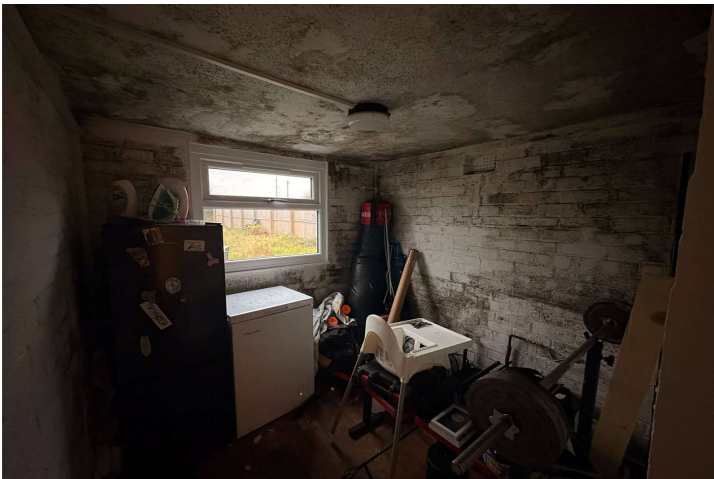
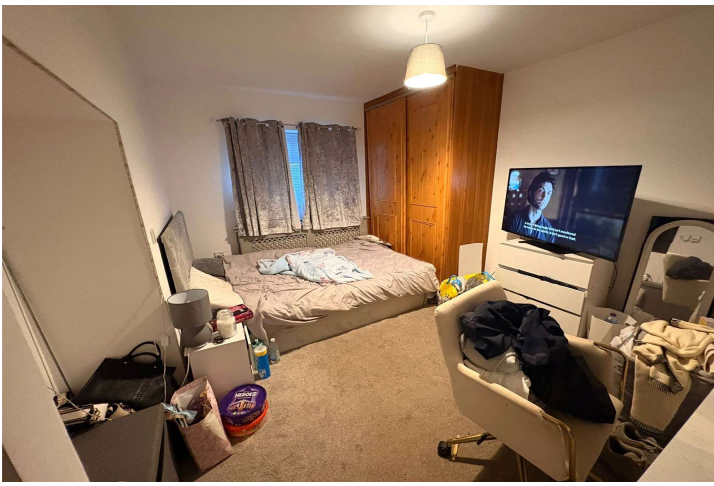
Bathroom:

White toilet, bath with overhead shower, sink basin with tap.

Loft Room Accessed via pull down ladder in bedroom two



For additional information and full photo gallery please visit www.holbrookandco.co.uk



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 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.

Material information:

We are advised by the seller that the property has mains provide gas, electricity, water and drainage.

MAINTENANCE/SERVICE CHARGES-n/a

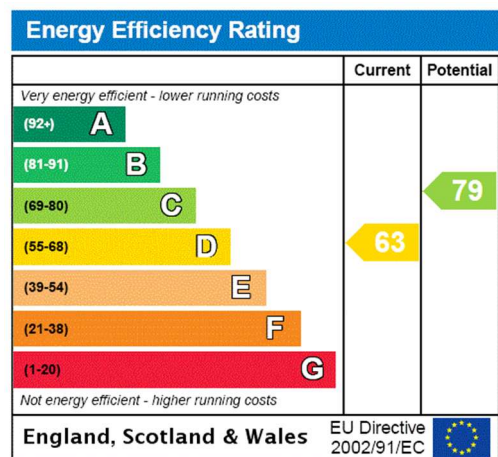
PARKING ARRANGEMENTS: On street parking

BROADBAND SPEED: The maximum speed for broadband in this area is shown by inputting the postcode at the following link here> [Broadband Speed Checker - UK's No.1 Broadband Speed Test](#)

ELECTRIC CAR CHARGER- No

MOBILE PHONE SIGNAL: No known issues at the property

NORTH EAST OF ENGLAND- EX MINING AREA: We operate in an ex-mining area. This property may have been built on or near an ex-mining site. Further information can/will be clarified by the Solicitors prior to completion. The information above has been provided by the seller and has not yet been verified



For additional information and full photo gallery please visit

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract