



2 Bedrooms

Holbrook Estate agents offer for sale by way of the Modern Method of Auction this 2 bedroom terraced property, located on Edgar Street in Hartlepool, TS25 1PY. Primarily residential area with terraced homes and part of the Hartlepool Travel to Work Area with good access to local transport, offering ideal opportunity for first time buyers or investors.

The property benefits from full double-glazing, gas central heating, newly fitted kitchen and shower-room, 2 bedrooms with fitted wardrobes, rear yard

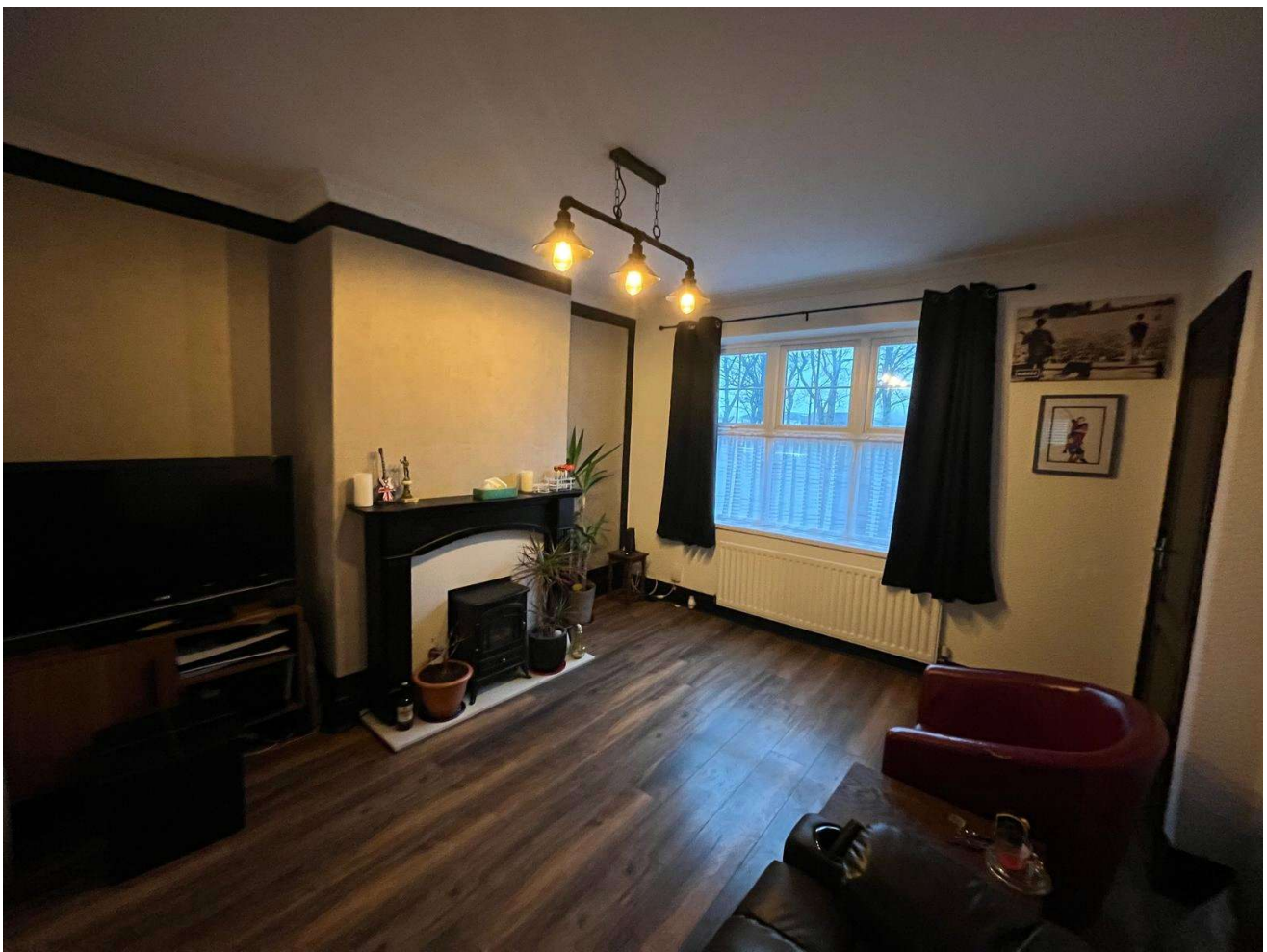
Edgar Street

Hartlepool, TS25

Asking Price:

£65,000

EPC Rating: To be



Location:

Edgar Street in Hartlepool, postcode TS25 1PY is a primarily residential area with terraced homes. It's part of the Hartlepool Travel to Work Area with good access to local transport.

The area offers good access to local amenities, including small shops, takeaways, pubs, and home-improvement stores within walking distance. Bus stops are nearby, and Hartlepool train station is under a mile away, providing wider transport links. GP surgeries, pharmacies, and University Hospital of Hartlepool are also close by.

Directions:

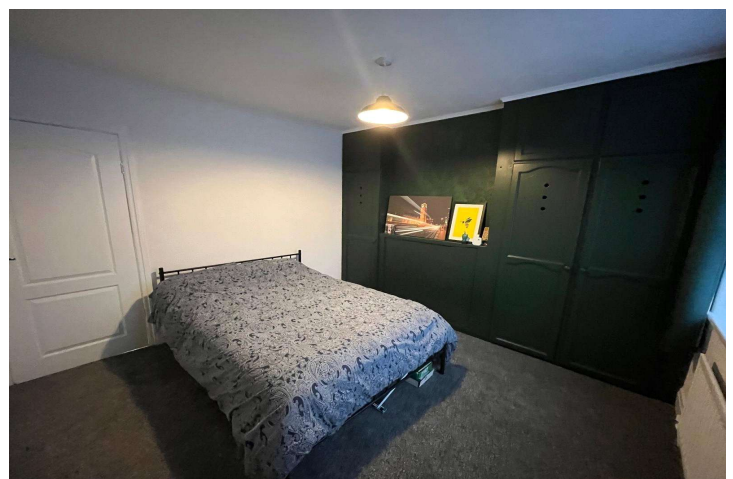
From Hartlepool town centre, Edgar Street (TS25 1PY) is south-west of the centre, about 10-15 minutes on foot. Head south along York Road, turn right onto Oxford Road, then turn left onto Edgar Street.

Entrance Hall:

Double-glazed entrance door, laminate flooring and original timber stairs.

Living Room:

3.95 x 3.64



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



Double-glazed window, feature fire-breast with inset electric fire, timber surround and marble hearth, laminate flooring.

Kitchen:
4.58 x 2.73

Double-glazed window and door to rear yard, full range of base and wall units, electric oven, gas hob, extractor, single bowl sink unit, eco electric radiator, plumbed for washing machine, space for a free-standing fridge/freezer, vinyl flooring, under stairs storage cupboard housing gas boiler.



First Floor

Landing:
Loft entrance.

Bedroom 1:
3.38 x 3.28

Double-glazed window, feature fire-breast, fitted wardrobes to both alcoves, bulk-head storage cupboard, radiator, carpet.

Bedroom 2:
3.33 x 2.55

Double-glazed window, 2 double-fitted wardrobes, radiator, carpet.



Shower Room:
2.19 x 1.93

Double-glazed window, walk-in shower cubicle with bar shower, hand basin with vanity unit, w/c, fully tiled walls, tiled flooring, extractor light, chrome ladder towel warmer.

External

Rear:
Walled yard to rear with double-door storage shed.



Material Information:

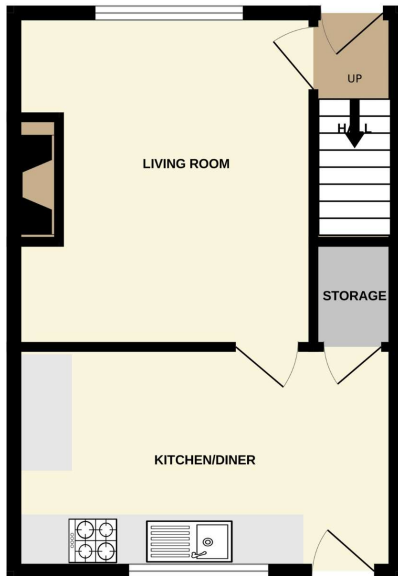
We are advised by the seller that the property has mains provide gas, electricity, water and drainage.

MAINTENANCE/SERVICE CHARGES-n/a

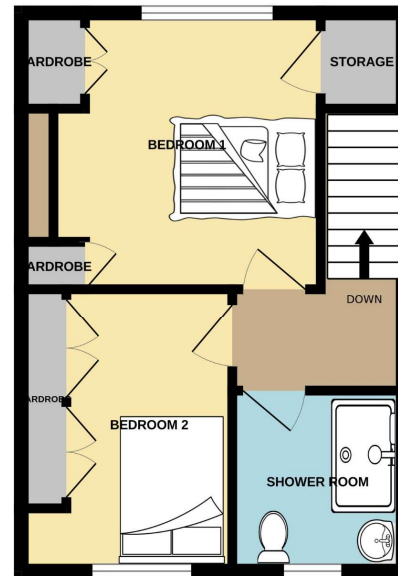
PARKING ARRANGEMENTS: On street

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](#)

GROUND FLOOR
336 sq.ft. (31.2 sq.m.) approx.



1ST FLOOR
342 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA: 678 sq.ft. (63.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metroplan 62026

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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