



3 Bedrooms

Impeccably presented terraced house boasting three bedrooms, located in a sought-after residential area, is offered for sale. This charming property offers a perfect blend of modern comforts and traditional features. The spacious living room is ideal for relaxation, while the well-appointed kitchen provides a delightful space for culinary enthusiasts. The property benefits from a private garden, perfect for outdoor entertaining or simply enjoying the fresh air. Upstairs, three well-proportioned bedrooms offer ample space for rest and

Masefield Road

Hartlepool, County Durham, TS25

Asking Price:

£85,000

EPC Rating: C



Kitchen:

9'2" x 8'2" (2.8m x 2.5m)

Kitchen cupboards with counter top, oven, hob & UPVC double glazed window.

Living Room:

21'8" x 8'6" (6.6m x 2.6m)

UPVC double glazed window, radiator, laminate flooring.

Bathroom:

Bath with overhead shower, toilet, sink basin.

Bedroom:

9'2" x 11'2" (2.8m x 3.4m)

UPVC double glazed window, radiator, carpet.

Bedroom:

6'3" x 8'10" (1.9m x 2.7m)

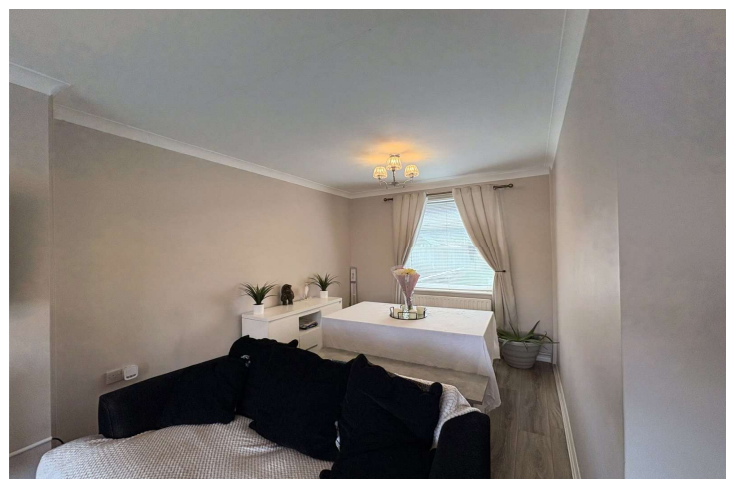
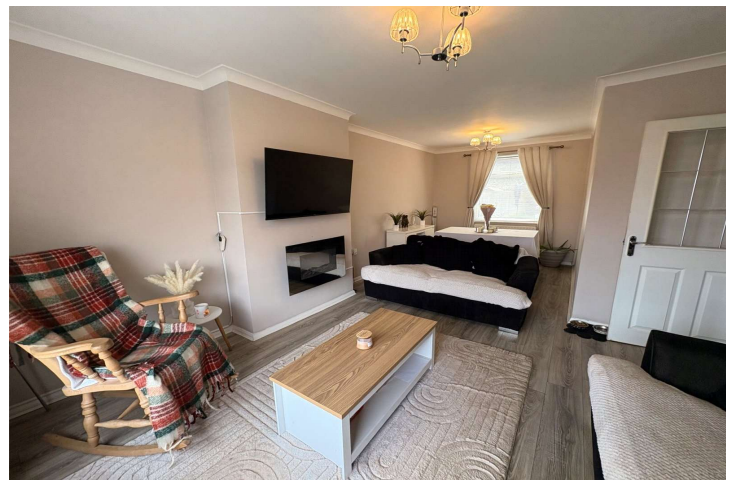
UPVC double glazed window, radiator, carpet.

Bedroom:

9'2" x 14'5" (2.8m x 4.4m)

UPVC double glazed window, radiator, carpet.

Material information:



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



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 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 at this 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:

All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error. 2/ Fixtures and fittings other than those included in the above details are to be agreed separately. 3/ All EPCs are generated by a third party and Holbrook & Co accepts no liability for their accuracy. 6/ The Floorplans that are provided are purely to give an idea of layout and as such should not be relied on for anything other than this. It is highly likely the plans do not show cupboards, indents, fireplaces or recesses and are not drawn to scale or with doors, staircases and windows in the correct scale or position. Applicants must satisfy themselves of any size or shape before committing to any expense. Terms of Website Use Information provided on our website is for general information only. It may not be wholly accurate, complete or up-to-date and should not be relied upon. Intellectual

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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