



3 Bedrooms

This attractive semi-detached residence features a spacious kitchen, ideal for first-time buyers or investors. The kitchen diner is a bright and airy space, perfect for hosting gatherings or relaxing meals. The property also benefits from a generous garden, offering plenty of outdoor space for recreation or entertaining. Additionally, there is room for a utility area, providing practicality and convenience for everyday living. With three well-proportioned bedrooms, ample storage, and a family bathroom, this home is well-suited for families

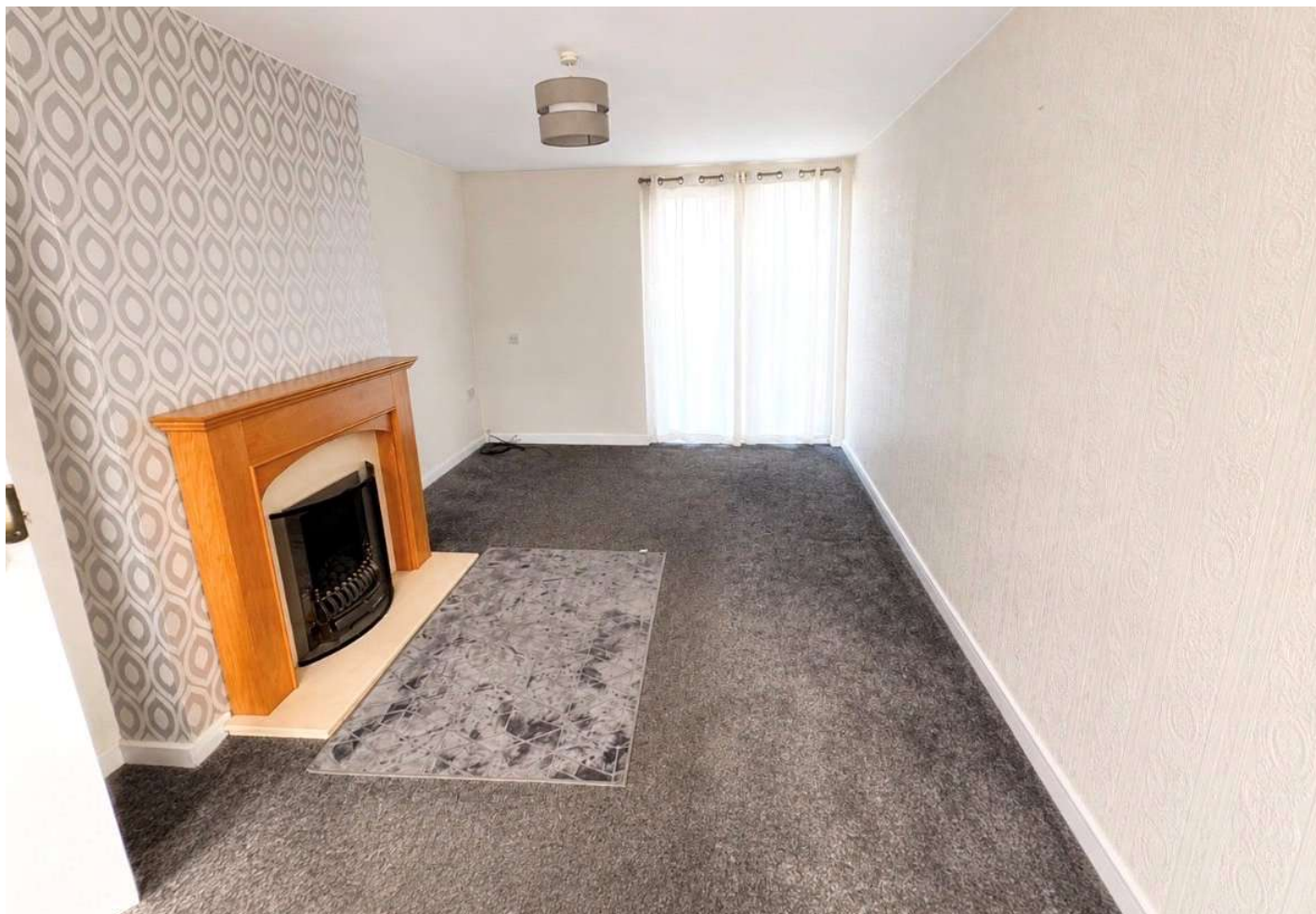
Throston Grange Lane

Hartlepool, County Durham, TS26

Asking Price:

£115,000

EPC Rating: To be



Kitchen/Diner:

13'6"x17'10" (4.11m x 5.44m)

Dark Laminate flooring

White Walls

White Gloss Kitchen

Stainless Steel Sink

Integrated Gas Oven

UPVC Double Glazed windows X2

Living Room:

10'4"x18' (3.15m x 5.49m)

Grey Carpet

White Walls

Gas Fireplace

UPVC Double Glazed Patio doors

UPVC Double Glazed Windows

WC:

5'4".3'3" (1.63m x 1m)

White Toilet

White Sink

Master Bedroom:

10'5"x9'11" (3.18m x 3.02m)

Radiator

Double Glazed UPVC Windows

Grey Carpets

White walls



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



Bedroom:
8'3"X7'7" (2.51mX2.3m)

Radiator
UPVC Double Glazed Window

Bedroom:
10'4"x12'2" (3.15mx3.7m)

Radiator
Double Glazed UPVC Window
Radiator

Bathroom:
6'2"x7'3" (1.88mx2.2m)

Black Cladded walls
White Bath
White Sink Basin
White Toilet
Double Glazed UPVC Window
Radiator



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: Driveway & garage

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.

For additional information and full photo gallery please visit

www.holbrookandco.co.uk

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