



**Catherine Street, Hartlepool TS24 0QB**

**welcome to**

## **Catherine Street, Hartlepool**

Fabulous, Victorian, bay fronted, three bedroom terraced home! Desirably located a stones throw from the sea on the historic Headland with local amenities, public house and bus route close by.

### **Entrance Vestibule**

Entered via composite double glazed door to front, wooden single glazed door into entrance hallway, half wood panelled walls.

### **Entrance Hallway**

Vinyl flooring, stairs to first floor, dado rail, radiator, doors leading to all principal rooms.

### **Lounge**

UPVC double glazed bay window to front, dado rail, coved cornicing, feature electric log fire with a tiled hearth, TV point.

### **Kitchen/ Diner**

Range of wall and base units with complimenting working surfaces, tiled splashback, inset electric oven, 4 ring gas hob, plumbing and recess for washing machine, inset 1 1/2 bowl sink/drainers with mixer tap, space for freestanding fridge/freezer, wall mounted combi boiler, UPVC double glazed window to the rear, vinyl flooring, radiator, space for dining table.

### **Family Bathroom**

UPVC double glazed window to side, panelled bath with hand held shower attachment, tiled walls, pedestal wash hand basin, tiled flooring.

### **Separate Wc**

Wooden single glazed window to the side, low level low flush wc, tiled flooring, dado rail.

### **Rear Lobby/ Utility Area**

Wooden door leading to the rear alleyway, wooden door leading to the yard, wooden single glazed window to the side looking onto yard.

### **First Floor**

#### **Landing**

Stairs from the hallway, UPVC double glazed window to the rear, dado rail, door leading to all principal rooms, door leading to the storage cupboard.

#### **Bedroom 1**

UPVC double glazed bay window to front, radiator, coved cornicing.

#### **Bedroom 2**

UPVC double glazed window to the rear, radiator, two door built in storage cupboard, coved cornicing.

#### **Bedroom 3**

UPVC double glazed window to the front, radiator.

### **Externally**

#### **Front**

Flat fronted with on street parking.

#### **Rear Yard**





***view this property online*** [mannersandharrison.co.uk/Property/HAR120736](http://mannersandharrison.co.uk/Property/HAR120736)



welcome to

## Catherine Street, Hartlepool

- SPACIOUS ROOMS & HIGH CEILINGS
- SPACIOUS KITCHEN/ DINER
- RECENTLY INSTALLED BOILER - UNDER WARANTEE
- ON STREET PARKING
- SUITABLE FOR A RANGE OF BUYERS

Tenure: Freehold EPC Rating: D

Council Tax Band: A

**£135,000**



Total floor area 122.9 m<sup>2</sup> (1,323 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

manners  
& harrison

**view this property online** [mannersandharrison.co.uk/Property/HAR120736](http://mannersandharrison.co.uk/Property/HAR120736)



Property Ref:  
HAR120736 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Manners & Harrison is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

manners & harrison



**01429 261351**



[Hartlepool@mannersandharrison.co.uk](mailto:Hartlepool@mannersandharrison.co.uk)



Shrewsbury House 129 York Road,  
HARTLEPOOL, Durham, TS26 9DW



**[mannersandharrison.co.uk](http://mannersandharrison.co.uk)**