



Boston Close, Hartlepool TS25 2QQ

welcome to

Boston Close, Hartlepool

Perfectly positioned on a generous corner plot within the popular Boston Close, this well-cared-for three-bedroom semi-detached home offers excellent potential for its next owner.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

Entrance Hallway

Entered via a UPVC double glazed door into the entrance hallway, radiator, stairs to first floor, door leading into lounge.

Lounge

UPVC double glazed bow window to front, radiator, coved cornicing, TV point, coal effect fire with a stone surround and marble hearth, door leading into the kitchen/ diner.

Kitchen/ Diner

L shape

Kitchen area - UPVC double glazed window to rear, door leading to utility, vinyl flooring, range of wall and base units with peninsular island, complimenting working surfaces with tiled splashback, space for free standing cooker, stainless steel sink/ drainer with mixer tap, coved cornicing, space for undercounter appliance.

Dining area - 2 radiators, coved cornicing, UPVC double glazed sliding door leading to garden.

Utility Area

UPVC double glazed window to side, UPVC double glazed door to front, wall mounted boiler, vinyl flooring, understairs storage area, plumbing and recess for washing machine, space for tumble dryer.

Landing

Stairs from hallway, loft hatch access, UPVC double glazed window to front, doors leading to all principal rooms.

Bedroom 1

UPVC double glazed window to front, radiator, coved cornicing, built in storage cupboards, built in drawers.

Bedroom 2

UPVC double glazed window to rear, radiator, built in storage cupboards, over bed storage.

Bedroom 3

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

Family Shower Room

UPVC double glazed window to rear, wet room flooring, radiator, tiled walls, wash hand basin, electric shower, glass shower screen, low level low flush wc, extractor fan.

Externally

Rear Garden

Low maintenance, raised planted borders, block paving, wood built storage shed, wall and fence enclosed, garage to rear with personnel door and a single glazed window, block paved driveway, double wrought iron gates for further parking.



Front Of Property

Open plan lawn, block paved patio walkway that leads to front door.



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welcome to

Boston Close, Hartlepool

- CORNER PLOT LOCATION
- THREE BEDROOMS
- SPACIOUS KITCHEN/ DINER
- DETACHED GARAGE
- MODERNISATION POTENTIAL

Tenure: Freehold EPC Rating: D
Council Tax Band: B

£160,000



Total floor area 88.5 m² (953 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

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Property Ref:
HAR120994 - 0002

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