Ron Greig

Independent Valuation Surveyors and Estate Agents

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26 CARLISLE STREET, HARTLEPOOL

WITHIN WALKING DISTANCE OF THE SEA FRONT A DELIGHTFUL THREE BEDROOMED PROPERTY FOR WHICH NO EXPENSE HAS BEEN SPARED BY THE PRESENT OWNERS MAKING IT READY FOR IMMEDIATE OCCUPATION AND HAVING THE BENEFIT OF A BRAND NEW BRITISH GAS CENTRAL HEATING BOILER RECENTLY INSTALLED

Price: **£99,000** OFFERS OVER

Although every care is exercised to ensure that these particulars are accurate, no responsibility is accepted for any errors, inaccuracies or omissions, or for any time, trouble, or abortive expense incurred by applicants as a result thereof, and they do not constitute a collateral warranty or form any part of a contract.

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Reg. Office: Harland House, 8 Harland place, Norton, Stockton on Tees, TS20 1AN. VAT Reg. No. 633 4472 46. Director: J. J. Dixon-Barker (B.A. (Hons).

In immaculate order throughout which can only be appreciated by a full inspection A THREE BEDROOMED PROPERTY ideal for first time buyers or family requirements having spacious well planned accommodation briefly comprising:- Entrance Lobby. Delightful Lounge. Excellent Kitchen. Bathroom. Three Bedrooms. Yard to rear. The property is installed with gas central heating and uPVC double glazing.

Entrance Hall with uPVC front door

Delightful Lounge (13'5" x 12'7" (excluding bay)) with coved ceiling, picture rail, radiator with cover and laminate flooring

Excellent Kitchen (16'10" x 9'0") with range of units comprising base cupboard and drawer units with roll edge heat resistant working surfaces, inset stainless steel single drainer sink, electric hob and electric cooker below, matching wall units extractor hood above hob, space and plumbing for automatic washer, tiled floor and radiator with cover

Rear Lobby with uPVC door to rear yard

Bathroom (9'5" x 8'7") with white suite comprising roll edge free standing bath on claw feet with mixer tap and shower attachment, pedestal wash basin, W.C. radiator

First Floor

Bedroom No. 1 (10'11" x 10'11") with mirror fronted sliding wardrobes, ceiling fitted lighting, radiator. Fully Tiled Shower Room with shower cubicle with shower and wash hand basin

Bedroom No. 2 (10'9" x 6'10") with mirror fronted sliding wardrobes, picture rail and radiator and laminate flooring

Bedroom No. 3 (6'11" x 7'4") with coved ceiling, picture rail and radiator

Outside

Yard to rear

Viewing: By appointment through the agents.

Mortgages at *Ron Greig*

*__Professional advice__ to help you select the most suitable mortgage to meet your particular requirements and objectives
*__Computerised mortgage sourcing systems__ giving access to both high street lenders and to broker specific special deals with 'decisions in principle' in minutes and Mortgage Certificates issued (subject to status)
*__Fully managed mortgage tracking__ from submission of application right through to release of funds

Call **01429 865544** to arrange a free consultation at your convenience

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

The measurements provided in these particulars are for guidance purposes only, their accuracy is not guaranteed and if necessary they should be checked by the purchasers. 2. Ron Greig Limited or any member of this firm, do not give any warranty as to the condition of the property, fittings or installations, none of which have been tested for this purpose and for which it will be the responsibility of the purchaser to satisfy his/her own requirements. 3. Although we endeavour to provide accurate Sales Particulars, these must not be relied upon as statements or representations of fact, they do not constitute a collateral warranty of form any part of contract and the purchaser should verify that all information provided is correct before proceeding with a purchase.