



**** CHAIN FREE **IDEAL INVESTMENT OR FIRST PURCHASE**** A well presented two bedroom second floor apartment. It is located in the modern Bishop Cuthbert development in Hartlepool, with this apartment having a pleasing view across the town and towards the sea on a clear day. Features include gas fired central heating and has uPVC double glazing. This easily managed apartment briefly comprises: communal entrance via telecom entry system with staircase to all floors, private entrance hall giving access to all rooms, the lounge/diner/kitchen areas are located to the front of the apartment, with the lounge area having French doors leading to a 'Juliet' style balcony. The kitchen area has been well fitted with 'walnut' style units and includes a built-in oven, hob and extractor. From the hallway are two good sized bedrooms and a modern bathroom/WC which is fitted with a white suite. Externally, the apartment has use of communal gardens and has an allocated car parking space. Internal viewing comes highly recommended.

Merlin Way, Hartlepool, TS26 0ZE
2 Bed - Apartment
£90,000
EPC Rating: C
Council Tax Band: B
Tenure: Leasehold



Merlin Way, Hartlepool, TS26 0ZE

COMMUNAL ENTRANCE

Accessed via secure telecom entry system, staircase to all floors, access to apartment.

PRIVATE ENTRANCE

Panelled entrance door, telecom entry phone system, built-in storage cupboard.

LOUNGE / DINING AREA

19'8 x 12'1 (max) (5.99m x 3.68m (max))

uPVC DG window, uPVC DG French doors opening onto the juliet balcony. single radiator.

KITCHEN

12'1 x 6'2 (3.68m x 1.88m)

Fitted with a range of wall, base and drawer units with matching worktops. inset sink and drainer with mixer tap. four ring gas hob with illuminating extractor and fan assisted oven.

BEDROOM 1

10'11 x 10'8 (3.33m x 3.25m)

uPVC DG window and radiator.

BEDROOM 2

12'2 x 7'6 (3.71m x 2.29m)

uPVC DG window and radiator.

FAMILY BATHROOM

White and chrome suite with panelled bath and shower over, pedestal wash hand basin and low level WC. uPVC DG window and radiator.

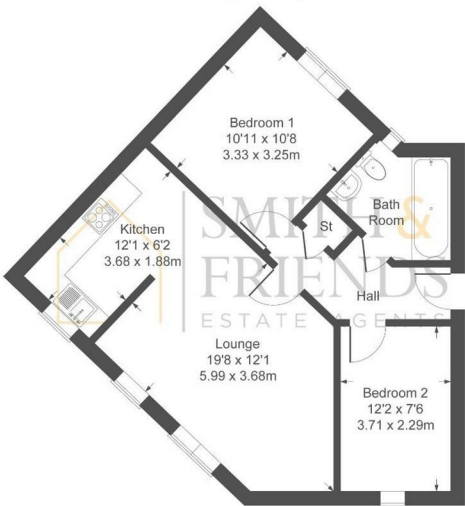
EXTERNALLY

Allocated parking space



Blackberry Apartments Hartlepool

Approximate Gross Internal Area
588 sq ft - 55 sq m



GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-58) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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