*** REDUCED *** NO CHAIN INVOLVED *** A beautifully presented two bedroom ground floor apartment located in Mansion House on the popular Marina development, adjacent to Hartlepool Yacht Club. Offered to the market partially furnished, making it ideal for immediate occupancy. The apartment benefits from a secure telecom entry system, alarm, gas central heating, uPVC double glazing and allocated parking space. An internal viewing comes highly recommended with a layout which briefly comprises; communal entrance, private entrance hall, spacious lounge with French doors opening to a pleasant patio, impressive kitchen/diner with a range of integrated appliances, two good size bedrooms, both with fitted wardrobes and a modern bathroom which incorporates a four piece suite and chrome fittings. Currently decorated to a high standard throughout.

Mansion House, Hartlepool, TS24 0WN
2 Bed - Apartment
£140,000
EPC Rating: C
Council Tax Band: C
Tenure: Leasehold

SMITH & FRIENDS
ESTATE AGENTS

Mansion House, Hartlepool, TS24 0WN

SMITH & FRIENDS
ESTATE AGENTS

GROUND FLOOR APARTMENT

COMMUNAL ENTRANCE
Stairs to each floor, lift access to other apartments, direct access to ground floor apartments.

ENTRANCE HALL
Accessed via secure entrance door with spyhole, fitted with modern laminate flooring, attractive internal doors, built-in storage cupboard/cloaks cupboard, modern convector radiator.

OPEN PLAN SITTING/DINING/KITCHEN

LOUNGE/SITTING AREA
12'2 x 16'7 (3.71m x 5.05m)
uPVC double glazed French doors with matching side screens to the patio, modern laminate flooring, inset spotlighting to ceiling, television point, convector radiator.

KITCHEN/DINING AREA
14'1 x 8'3 (4.29m x 2.51m)
Fitted with a modern range of gloss units to base and wall level with brushed stainless steel handles and contrasting work surfaces incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, built-in electric oven with matching microwave above, separate four ring gas hob with illuminated three speed extractor hood over, all finished in brushed stainless steel with matching splashback, integrated fridge and freezer, integrated washer/dryer, integrated dishwasher, modern laminate flooring, uPVC double glazed window, useful storage cupboard, inset spotlighting to ceiling, convector radiator.

BEDROOM ONE
10'9 x 12'3 (3.28m x 3.73m)
A good size master bedroom which benefits from wall to wall fitted wardrobes with dressing area, drawers and overhead storage space, uPVC double glazed window, fitted carpet, modern convector radiator.

BEDROOM TWO
10'6 x 10'5 (3.20m x 3.18m)
Wall to wall fitted wardrobes with dressing area, drawers and overhead storage space, uPVC double glazed window, fitted carpet, modern convector radiator.

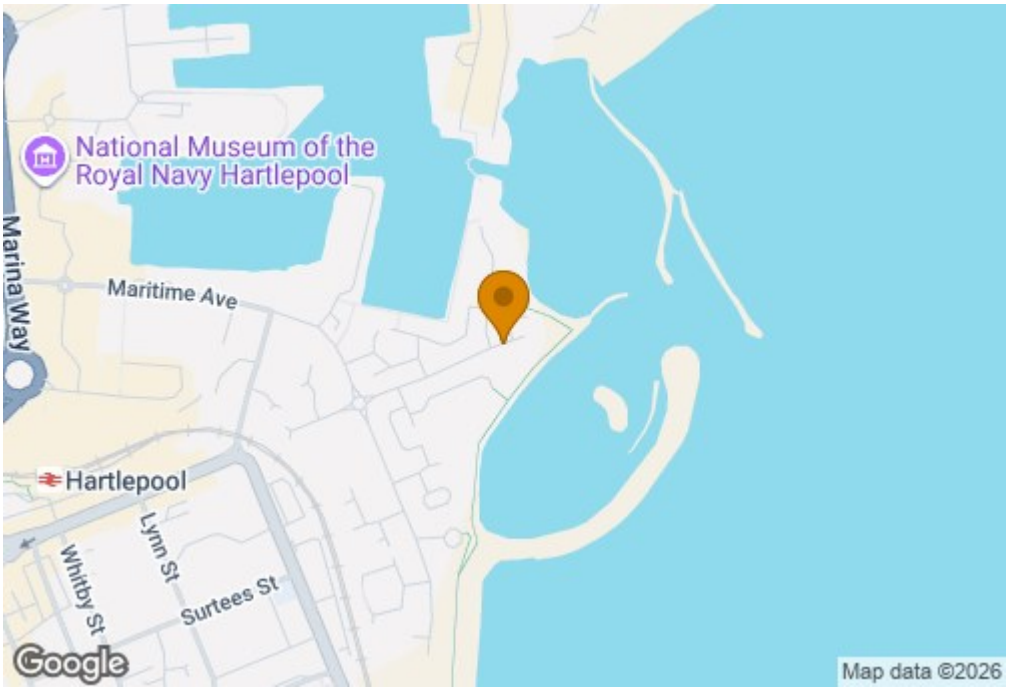
BATHROOM/WC
9' x 6' (2.74m x 1.83m)
Fitted with a beautiful four piece suite and chrome fittings comprising: panelled bath with chrome mixer tap and shower attachment, separate shower enclosure, inset wash hand basin with chrome mixer tap and vanity cabinet below, illuminated vanity mirror above, shaver point, close coupled WC, attractive tiling to walls and flooring, extractor fan, chrome heated towel radiator.

Mansion House, Hartlepool, TS24 0WN

EXTERNALLY
The apartment benefits from an allocated parking space, outdoor patio area and communal parking close by.

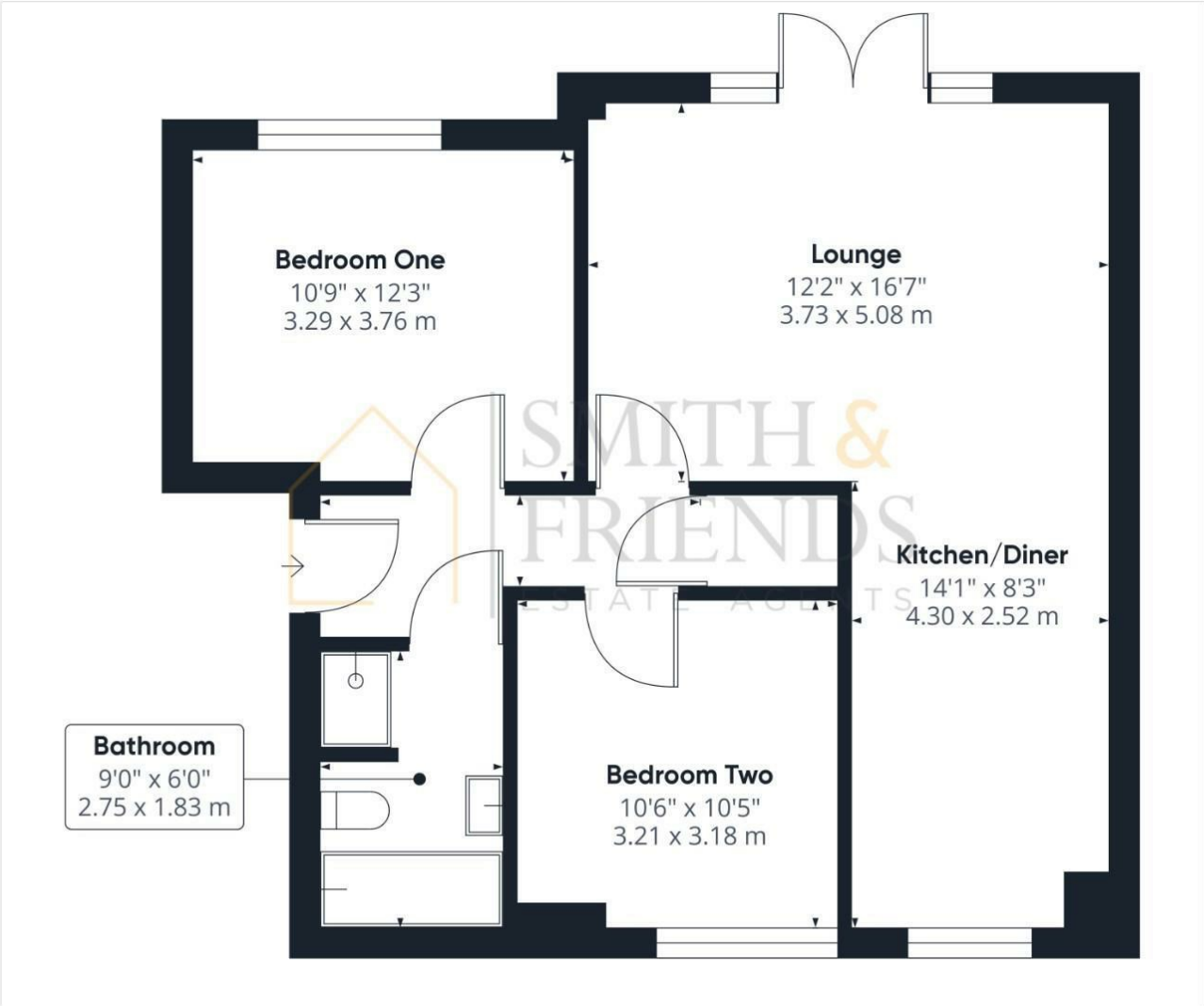
NB 1
The property is of leasehold tenure and has a yearly maintenance charge.

NB 2
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



www.smith-and-friends.co.uk

Mansion House, Hartlepool, TS24 0WN



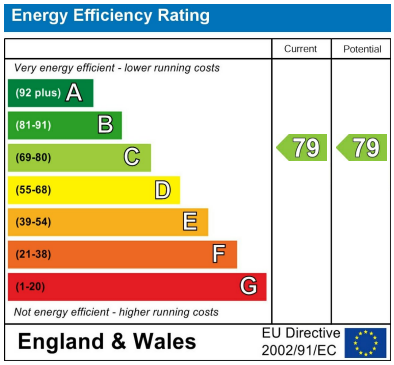
Approximate total area(1)
669.31 ft²
62.18 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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 and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

106 York Road, Hartlepool, TS26 9DE

01429 891100

hartlepool@smith-and-friends.co.uk

www.smith-and-friends.co.uk

SMITH & FRIENDS
ESTATE AGENTS