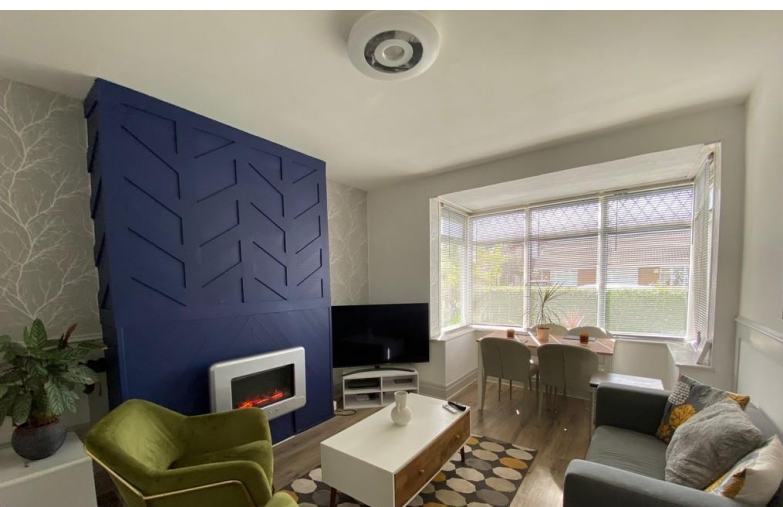


FOR SALE



Milbank Road, Hartlepool

2 Bedrooms, 1 Bathroom, Mid Terraced House

Offers Over £60,000


MARTIN&CO



Milbank Road, Hartlepool

2 Bedrooms, 1 Bathroom

Offers Over £60,000

- No Onward Chain
- Gas Central Heating
- Newly Renovated
- Two Double Bedrooms
- Good Transport Links

FULL DESCRIPTION Martin & Co of Guisborough are pleased to bring to market this extremely well presented, newly renovated two bedroomed home, with NO ONWARD CHAIN.

An excellent investment opportunity or first time purchase, it offers access to local shops and business/retail parks and convenient links to the A19 and on to Middlesbrough or Newcastle.

The ground floor comprises of an entry hall leading to the front room and then kitchen with separate pantry and under stairs storage. The first floor boasts a newly renovated good sized bathroom, first double bedroom and second, larger bedroom with small walk in wardrobe.

Externally there is a small front garden and private rear garden and unrestricted street parking.

For young families the property is 1 minutes walk from an Ofsted 'Good' rated primary school and 5 minutes walk from an Ofsted 'Outstanding' rated secondary school.

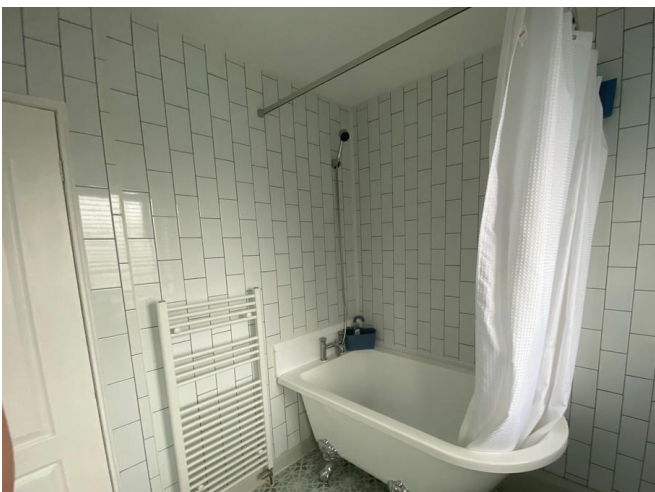
For those that enjoy the sea both the lively Hartlepool Marina and The Headland are within two miles with Seaton beach a ten minute (3mile) drive away.

Viewing is highly recommended to fully appreciate this property's full potential to become a great home or investment.

GROUND FLOOR

ENTRANCE HALL 12' 5" x 5' 2" (3.8m x 1.6m)
Entrance door leading to hallway and stairs to first floor.

LOUNGE 15' 1" x 11' 5" (4.6m x 3.5m) To front aspect.





With uPVC bay window, wall mounted electric fire set on a feature paneled wall and laminate flooring.

KITCHEN 15' 5" x 8' 2" (4.7m x 2.5m) To rear aspect. Range of wall, base and drawer units with work surfaces, coloured inset sink unit, mixer tap, tiled splash backs, wall mounted gas central heating boiler, laminate flooring, central heating radiator, uPVC window & uPVC door leading to rear garden.

FIRST FLOOR

LANDING Carpet flooring and loft access for storage.

BEDROOM 13' 9" x 10' 4" (4.2m x 3.15m) To front aspect. Built in wardrobes with feature sliding door, central heating radiator, carpet flooring and uPVC window.

BATHROOM 7' 9" x 7' 8" (2.37m x 2.35m) Fully tiled. White suite comprising: low level WC with push button flush, vanity inset wash hand basin, freestanding roll

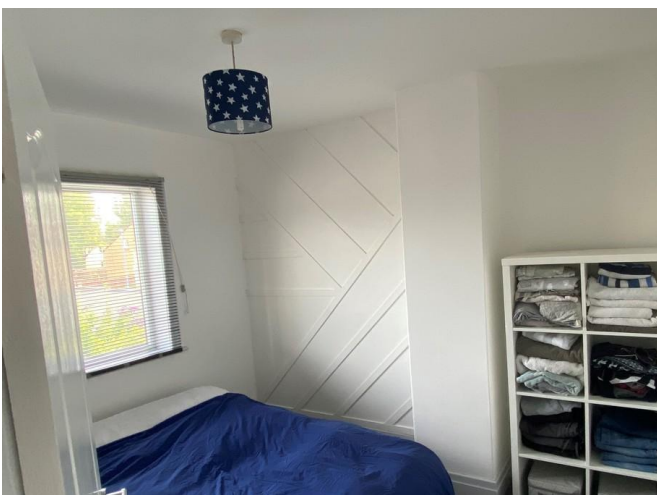
top bath with shower attachment, shower curtain, tiled flooring, central heating radiator and two uPVC windows.

BEDROOM 8' 6" x 10' 5" (2.6m x 3.2m) To rear aspect. Feature paneled wall, central heating radiator, carpet flooring and uPVC window.

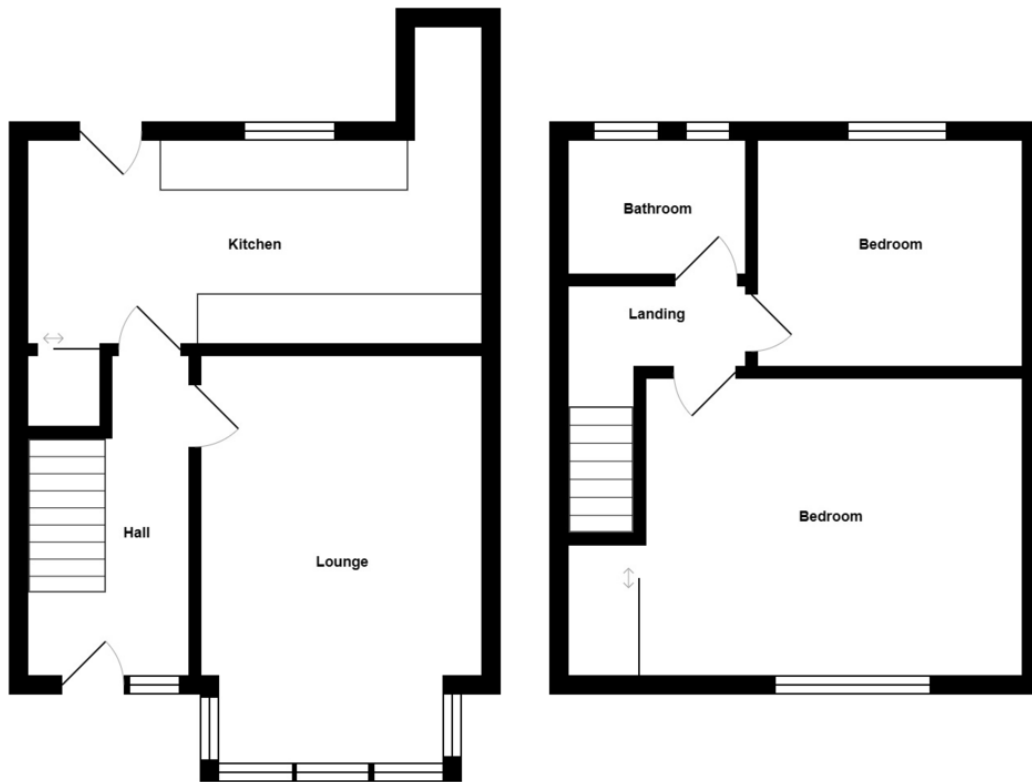
EXTERNALLY

GARDENS The front garden has a gated access to a hedge enclosed low maintenance artificial turfed garden. The fence enclosed rear garden has gated rear access and has artificial turf laid for low maintenance.

PARKING Unrestricted street parking.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		



Martin & Co Guisborough

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.