



Church Street, TS24 7DN  
1 Bed - Studio  
£21,000

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**\*\* WOULD MAKE AN IDEAL INVESTMENT OPPORTUNITY**  
**\*\* A second floor studio apartment which is being sold with IMMEDIATE POSSESSION.** Church Street offers a variety of shops, bars and restaurants, with Middleton Grange Shopping Centre and the Marina being a short distance away. Hartlepool train station is within walking distance. The studio is warmed by an electric night storage heater and briefly comprises: communal entrance via key code, staircase to all floors, combined lounge/bedroom/kitchen, the kitchen area being fitted with modern white and latte 'gloss' style units and includes a built-in hob and recirculating fan, plus a tiled bathroom/WC which has a white suite.

**GROUND FLOOR**

**COMMUNAL ENTRANCE HALL**

Communal entrance door via key code with staircase to all floors.

**SECOND FLOOR STUDIO**

**COMBINED LOUNGE/BEDROOM/KITCHEN**

17'11 x 9'2 overall (5.46m x 2.79m overall)

**LOUNGE/BEDROOM AREA**

Single glazed window, electric heater, solid oak flooring, coved ceiling.

**KITCHEN AREA**

Fitted with a range of white and latte 'gloss' style base, wall and drawer units with chrome rod handles, black granite working surfaces incorporating inset single drainer stainless steel sink unit with mixer tap, built-in four ring electric hob with illuminated recirculating fan above, tiling to part walls, 'mosaic' effect flooring, entrance door, extractor fan.

**BATHROOM/WC**

6'7 x 5'8 overall (2.01m x 1.73m overall)

Fitted with a three piece white suite comprising: panelled bath with mixer tap and shower attachment, 'vanity' style sink unit with mixer tap, white 'gloss' style storage cupboard and drawers below, matching storage cupboard above with fitted mirror to side, close coupled WC, tiling to walls, tiling to floor, extractor fan, electric chrome heated towel radiator.

**NB**

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



**Church Street Hartlepool**

Approximate Gross Internal Area  
 196 sq ft - 18 sq m



**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2019

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(82 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

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