

Church Street, TS24 7DN 1 Bed - Studio £21,000 ROBINSONS SALES • LETTINGS • AUCTIONS • SURVEYS

- \*\* 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.

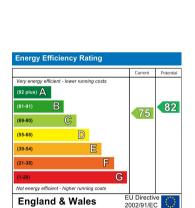
### **BATHROOM/WC**

# 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.

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