

## RABY ROAD, HARTLEPOOL, TS24 8HF



- ▲ Offered to The Market with a Simple Chain Free Sale
- ▲ First Floor Apartment
- ▲ Two Bedrooms & Two Bath/Shower Rooms
- ▲ Lounge/Kitchen with a Range of Modern Units

- ▲ Allocated Parking
- ▲ Gas Central Heating with Combi Boiler
- ▲ UPVC Double Glazing
- ▲ Sold with Sitting Tenant In Situ.

**£79,995**

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This Taylor Wimpey built first floor apartment is offered to the market with a chain free sale. It features two double bedrooms, two bath/shower rooms, gas central heating, allocated parking and UPVC double glazed windows.

The property comprises entrance lobby with intercom access, entrance hall, lounge/kitchen with a range of modern units, two double bedrooms (bedroom one with white en-suite) and family bathroom.

### **GROUND FLOOR**

**ENTRANCE LOBBY** - Intercom entry system.

**ENTRANCE HALL** - With composite entrance door, storage cupboard, radiator, woodgrain effect laminate flooring and intercom entry system.

### **LIVING ROOM/KITCHEN - 3.5m x 6.4m (11'6" x 21')**

Fitted with a range of modern design wall, drawer, and floor units with complementary marble effect work surface, four ring gas hob with electric extractor fan over, stainless steel sink with mixer tap and drainer, integrated electric oven, plumbing for washing machine, and woodgrain effect laminate flooring. In the lounge area there is a radiator and Juliet balcony.

### **BEDROOM ONE - 4.2m x 2.6m (13'9" x 8'6")**

With radiator.

**EN-SUITE** - Fitted with a modern three-piece suite comprising shower cubicle with concertina glass shower door, electric shower over and tiled splashback, wash hand basin with tiled splashback, WC, electric extractor fan, radiator, and woodgrain effect laminate flooring.

### **BEDROOM TWO - 2.0m x 1.9m (6'7" x 6'3")**

With radiator.

**BATHROOM** - Fitted with a white three-piece suite comprising panelled bath with tiled splashback, wash hand basin, WC, radiator, woodgrain effect laminate flooring and electric extractor fan.

**TO VIEW:** Tel: 01642 955140

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**EXTERNALLY**

**ALLOCATED PARKING SPACES -**

**AGENTS REF:** - MH/LS/BIL230523/27122023

**Council Tax Band:** A     **Tenure:** Leasehold

**TO VIEW:** Contact our Billingham office on  
Tel: 01642 955140

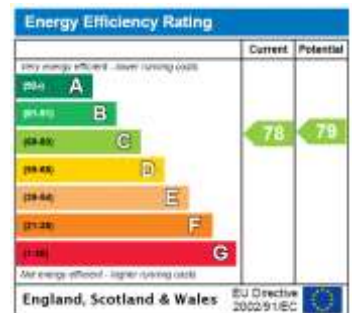


GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide to any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Microplot 12/2023

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