

## 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

**£79,995**

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This Taylor Wimpey built second floor apartment is offered to the market with a chain free sale. It features two double bedrooms, two bath/shower rooms, gas central heating garage, 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.

Mains Utilities  
Gas Central Heating  
Mains Sewerage  
No Known Flooding Risk  
No Known Legal Obligations  
Standard Broadband & Mobile Signal

Tenure - Leasehold

Council Tax Band A

### **GROUND FLOOR**

#### **ENTRANCE LOBBY**

Intercom entry system.

### **FIRST FLOOR**

#### **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.

**TO VIEW: Tel: 01642 955140**

10 Town Square, Billingham, TS23 2LY

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**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.

**EXTERNALLY**

**ALLOCATED PARKING SPACES**

**AGENTS NOTE:**

Ground Rent: £150

Service/Maintenance Charge: £200.08 PCM

**AGENTS REF:** - MH/LS/BIL240116/09042024

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

**TO VIEW:** Contact our Billingham office on

Tel: **01642 955140**



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need to sell  
before you can buy?

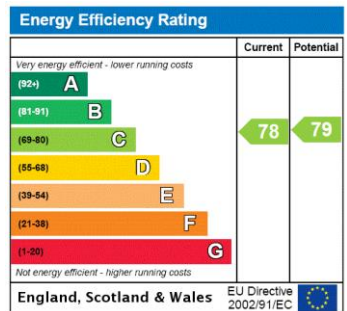
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on the **BEST PRICE** you can expect in the  
current market

GROUND FLOOR



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