



## 2 bed terraced house to buy in

Tennyson Avenue, Blackhall Colliery,  
Hartlepool, Durham, TS27 4NR

**£59,950** Offers Over

 x 2  x 1  x 2

Tenure

**Freehold**

## Property features

- ✓ 2 Double Bedroom Terrace
- ✓ Sold With Sitting Tennant
- ✓ Rental Income Of £425pcm /
- ✓ Rental Fully Managed By
- ✓ EPC Rating D

Off Street parking

Garden

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

## Description

Pattinson Estate Agents welcome to the market this 2 bedroom terraced home, located on Tennyson Avenue, Blackhall.

\*VIRTUAL PROPERTY TOUR AVAILABLE\*

Investment opportunity - Sold with sitting tenant, paying £425pcm / £5100pa, No rent arrears, and Fully managed by Pattinsons.

We bring to the market this 2 bedroom mid terraced property situated on Tennyson Avenue in Blackhall Colliery.

The property in brief comprises of: a spacious lounge, dining room, fitted kitchen, 3 piece family bathroom and two spacious bedrooms.

The property also benefits from a large rear garden, front yard, gas central heating via a boiler, UPVC windows and doors.

Council Tax Band: A

Tenure: Freehold

Price: Offers Over £59,950

Property Type: Terraced House

USPs: Garden

Parking: Off Street

Heating: Gas

## External Rear

Off street parking and court yard.



## Family Bathroom

white suite comprising bath with overhead shower, hand wash basin, low level toilet, part tiled walls and neutral decor.



## Bedroom Two

*2.79m x 2.77m (9'1" x 9'1")*

radiator, double glazed window, storage cupboard housing the combi boiler and neutral decor



## Bedroom One

*3.86m x 3.91m (12'7" x 12'9")*

radiator, double glazed window, storage cupboard and neutral decor



## Landing

### 1st FLOOR:

## Kitchen

4.17m x 2.01m (13'8" x 6'7")

Fitted with a range of white wall and base units and wood effect contrasting work surfaces. Part tiled walls, flooring, stainless steel sink unit and mixer tap. Double glazed window and external rear front door.



## Dining Room

2.69m x 5.23m (8'9" x 17'1")

with, radiator, double glazed window and neutral decor throughout, leading through to kitchen



## Lounge

5.21m x 3.66m (17'1" x 12'0")

with feature fireplace, radiator, double glazed window, open staircase and neutral decor throughout, archway leading through to dining room.



## External Front

Large enclosed garden with gated access and patio





This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			81
(69-80) <b>C</b>			
(55-68) <b>D</b>		64	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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