



### 3 bed terraced house to buy in

Henderson Grove, Hartlepool, Durham,  
TS24 8DE

**£40,000** Starting Bid

 x3  x1  x1

Tenure

**Freehold**

On Street parking

### Property features

- ✓ SPACIOUS THREE BEDROOM END OF TERRACE
- ✓ LARGE KITCHEN / DINER
- ✓ SEPERATE UTILITY / GROUND FLOOR CLOAK
- ✓ PRIVATE FRONT AND REAR
- ✓ EPC Rating C

## Key Information

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

## Description

THREE BEDROOM END OF TERRACE FAMILY HOME | FITTED KITCHEN | LARGE KITCHEN | SEPARATE UTILITY | GROUND FLOOR CLOAK | PRIVATE FRONT AND REAR GARDEN | OFF STREET PARKING | CLOSE TO AMENITIES | POPULAR LOCATION.

TO BE SOLD VIA ONLINE AUCTION - (12/01/2024 at 11:00). FEES APPLY.

We are delighted to offer to the Auction Market this spacious three bedroom end of terrace located on Henderson Grove, Hartlepool.

Ideally situated for an array of schools, walking distance to local amenities, short drive to Anchor Retail Park and Hartlepool Marina. Excellent local transport links to surrounding area's. Road links to A1 and A19 to the South and much of the North East.

Briefly comprising: Entrance/Hallway, Lounge, Kitchen/Diner, Utility and Ground Floor Cloak. The the first floor lies Three Bedrooms and the Family Bathroom. Externally to the front lies a private enclosed Large Garden complemented by Off Street Parking and to the rear a further private enclosed large rear garden.

Properties in this location are extremely popular and an early viewing is essential.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £40,000

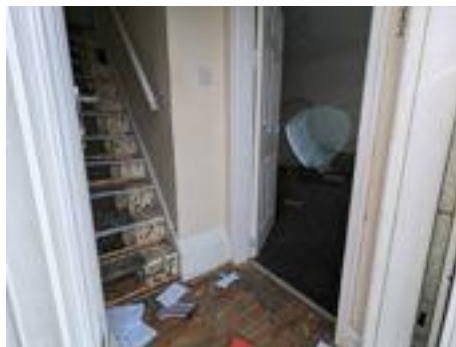
Property Type: Terraced House

Parking: On Street

Heating: Gas

## Entrance/Hallway

UPVC part glazed door leading to entrance, stair to first floor, gas central heating radiator, double glazed window to side, door to;



## Lounge

4.10m x 3.90m (13'5" x 12'9")

Double glazed window to front aspect, gas central heating radiator, door to;



## Lounge.



## Kitchen / Diner

3.10m x 2.50m (10'2" x 8'2")

A range of wall and base units with contrasting roll top work surfaces, stainless steel sink with mixer tap over, tiled splashback, integrated electric over, gas hob with extractor over, plumbing for washing machine, space for fridge freezer, combi boiler, vinyl flooring, double glazed window to rear aspect, door to;



## Utility

3.00m x 2.70m (9'10" x 8'10")

Double glazed window to front aspect, UPVC part glazed door leading to garden, built in storage, door to;



## Ground Floor Cloak

W/C, double glazed window to rear aspect;



## First Floor Landing

Loft access, doors to;



## Bedroom One

4.40m x 3.20m (14'5" x 10'5")

Double glazed window to front aspect, built in storage, gas central heating radiator;



## Bedroom One.



## Bedroom Two

3.30m x 2.90m (10'9" x 9'6")

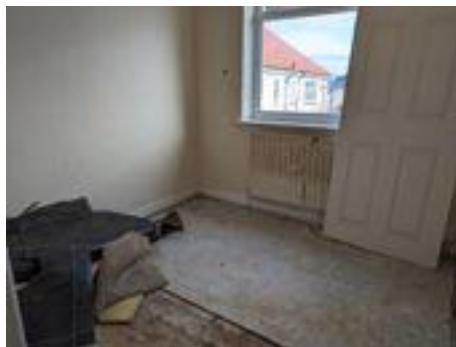
Double glazed window to rear aspect, gas central heating radiator;



## Bedroom Three

2.30m x 2.30m (7'6" x 7'6")

Double glazed window to rear aspect, gas central heating radiator;



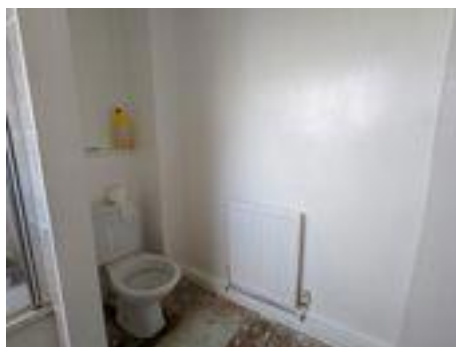
## Family Bathroom

2.30m x 1.80m (7'6" x 5'10")

A suite comprising; Bath with mains shower over, pedestal wash hand basin, w/c, gas central heating radiator, part tiled feature walls, double glazed window to rear aspect;



## Family Bathroom.



## External Front

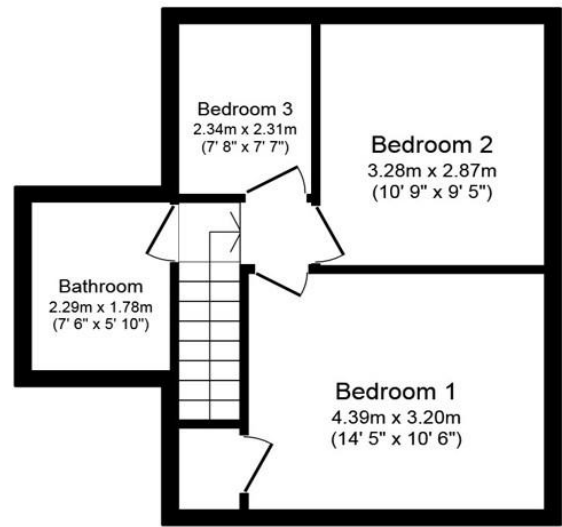
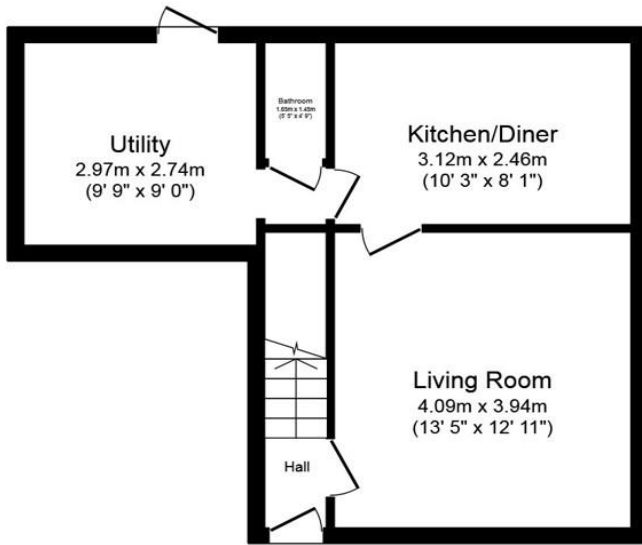
Private enclosed lawned garden, driveway leading to entrance;



## External Rear

Private enclosed garden, paved patio, gated access to front aspect;





**Ground Floor**

**First Floor**

Total floor area 74.1 m<sup>2</sup> (798 sq.ft.) approx

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(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	

Henderson Grove, Hartlepool, Durham, TS24 8DE

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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