



## 2 bed terraced house to buy in

Hardwick Street, Blackhall Colliery,  
Hartlepool, Durham, TS27 4LS

# £60,000

 x 2  x 1  x 1

Tenure

**Freehold**

Off Street parking

Garden

## Property features

- ✓ Ideal Investment Opportunity Or First Time Buy
- ✓ Potential Rental Income Of £500/£550 PCM
- ✓ Two Double Bedrooms
- ✓ Front & Rear Gardens
- ✓ EPC Rating E

## Key Information

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

## Description

**\*\*SPACIOUS FAMILY HOME\*\*TWO DOUBLE BEDROOMS\*\*FRONT & REAR GARDENS\*\*POPULAR LOCATION\*\*NO CHAIN\*\*VACANT POSSESSION\*\***

Pattinson Estate Agents are excited to welcome to the market this deceptively spacious two bed home, situated in the popular area of Hardwick Street, Blackhall. Perfectly positioned within close proximity to local shops and other amenities, great public transport and major road links via A19. Also within walking distance to popular local schools & Blackhall Rocks Beach, as well as being a short drive to Horden Train Station, Hartlepool, Sunderland & Durham City Centre's.

This well presented home is spacious throughout and briefly consists:- Entrance/hallway, lounge and a fitted kitchen. To the first floor lies two double bedrooms and a three piece bathroom, externally there is an enclosed garden to the front and rear.

Early viewings come highly recommended to appreciate the size and location of this property. Please call our Houghton Branch to arrange a viewing.

The property is offered for sale by the joint Fixed Charger Receivers

Council Tax Band: A

Tenure: Freehold

Price: £60,000

Property Type: Terraced House

USPs: Garden, Chain free

Parking: Off Street

Heating: Gas

## Entrance/Hallway

Property entrance leading to the hallway, which gives access to lounge and first floor staircase.

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## Lounge

3.79m x 3.46m (12'5" x 11'4")

The lounge has carpet flooring, a radiator and a double glazed front aspect window. The lounge also gives open access to the kitchen.

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## Kitchen

2.21m x 4.35m (7'3" x 14'3")

Fitted kitchen benefiting from a range of upper and lower units with contrasting worksurfaces, stainless steel sink unit, plumbing for a washing machine and a free standing oven. Tile flooring, tiled splash back, a radiator, two double glazed windows and an external door to leading to the rear garden.

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## Bedroom One

3.25m x 4.04m (10'7" x 13'3")

Double bedroom with carpet flooring, a radiator, storage cupboard, and a double glazed window.

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## Bedroom Two

2.85m x 2.95m (9'4" x 9'8")

Double bedroom with laminate flooring, a radiator, and a double glazed window.

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## Bathroom

1.77m x 1.93m (5'9" x 6'3")

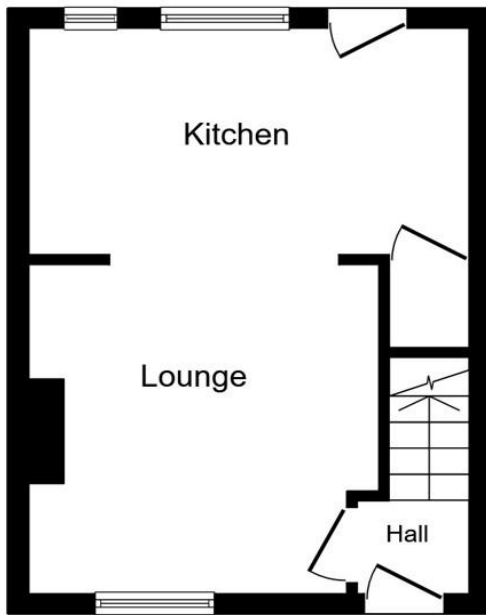
Three piece bathroom benefiting from a paneled bath with an overhead shower, hand wash basin and WC. Vinyl flooring, tiled walls, a radiator and a double glazed window.

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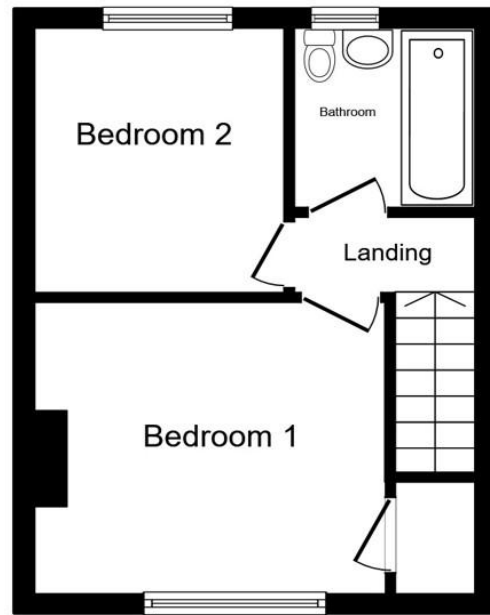
## External

Externally there are enclosed gardens to the front and rear.





**Ground Floor**  
Floor area 26.3 sq.m. (284 sq.ft.)



**First Floor**  
Floor area 26.3 sq.m. (284 sq.ft.)

Total floor area: 52.7 sq.m. (567 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			86
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		47	
(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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