



## 2 bed end of terrace house to buy in TS25

Oxford Road, Hartlepool, Hartlepool, Durham, TS25 5SN

**£28,000** Starting Bid

 x2  x1  x1

Tenure  
**Freehold**

On Street parking

Garden

## Property features

- ✓ Two Bedrooms Terraced
- ✓ Ideal Investment Opportunity
- ✓ Potential Rental Return £550pcm
- ✓ Downstairs Family Bathroom
- ✓ EPC Rating E

## Key Information

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

## Description

TO BE SOLD VIA ONLINE AUCTION FEES APPLY.

Pattinson Estate Agents welcome for sale this two-bedroom terraced property situated on Oxford Road, Hartlepool.

The property briefly comprises: living room, kitchen and family bathroom are located on the ground floor. Two bedrooms are located on the first floor.

Externally the property offers on street parking to the front elevation and fully enclosed courtyard to the rear elevation.

This property is an excellent choice for those seeking a comfortable and well-equipped home. Don't miss the opportunity to make this property your own. For any further information or to book your internal viewing please call Pattinson on 0191 5412141.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £28,000

Property Type: End of terrace house

USPs: Garden

Parking: On Street

Heating: Gas

## External Front

On street parking to the front elevation.



## Living Room

Double glazed window to the front elevation, radiator and laminate flooring.



## Porch

Access via UPVC door and laminate flooring.



## Kitchen

Double glazed window to the rear elevation, range of wall and base units with contrasting work surfaces, sink and drainer unit, radiator, plumbed for washer machine and vinyl flooring.



## Bathroom

Double glazed window to the rear elevation, three piece suite comprising; low level w/c, wash basin with stainless steel taps, bath with stainless taps, radiator, partly tiled walls and vinyl flooring.



## Landing

Double glazed window to the rear elevation and carpet.



## Bedroom 1

Double glazed window to the front elevation, radiator and carpet.



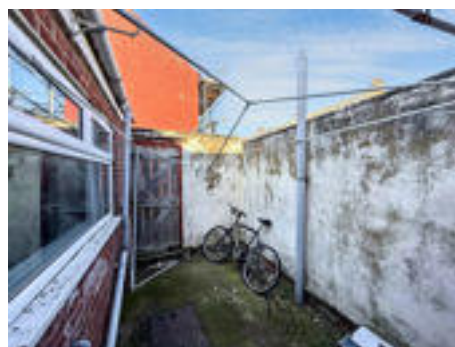
## Bedroom 2

Double glazed window to the rear elevation, radiator and carpet.

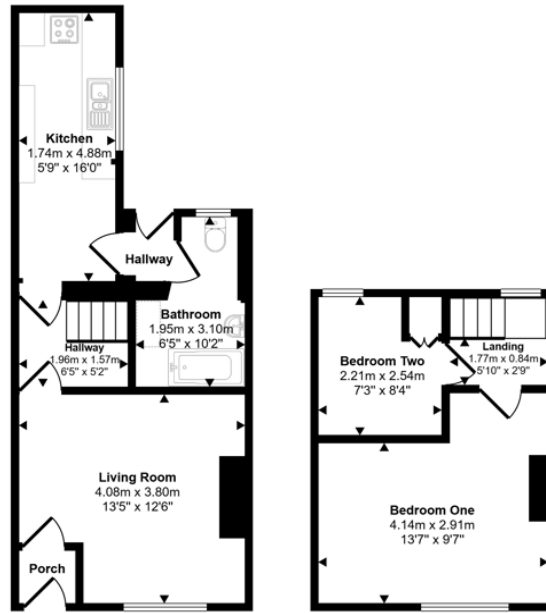


## External Rear

Fully enclosed yard to the rear elevation



Approx Gross Internal Area  
58 sq m / 626 sq ft



Ground Floor  
Approx 35 sq m / 377 sq ft

First Floor  
Approx 23 sq m / 249 sq ft

☐ Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			82
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		52	
(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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