



**Whitburn Street, Hartlepool TS24 7QR**

**welcome to**

## **Whitburn Street, Hartlepool**

This ready-made investment opportunity offers excellent potential rental yields and will appeal to anyone seeking a well-presented home in a convenient central location.

### **Entrance Vestibule**

Entered via a UPVC double glazed door into the entrance vestibule, laminate flooring, coved cornicing, door leading into the entrance hallway.

### **Entrance Hallway**

Radiator, coved cornicing, stairs to the first floor, laminate flooring, door leading to reception room 1 and 2.

### **Lounge**

13' 4" x 11' 4" ( 4.06m x 3.45m )  
UPVC double glazed window to the front, radiator, coved cornicing, dado rail.

### **Dining Room**

13' 3" x 11' 5" ( 4.04m x 3.48m )  
UPVC double glazed window to the rear, part dado rail, radiator, understairs storage cupboard, door leading into kitchen

### **Kitchen**

20' 6" Max x 7' ( 6.25m Max x 2.13m )  
UPVC double glazed window to rear and side, UPVC double glazed door to the side, tiled flooring, white wall and base units with contrasting working surfaces, tiled splashback, space for free standing fridge/ freezer, breakfast bench with seating and radiator, space for seating, stainless steel sink/ drainer with swan neck mixer tap, inset electric oven , four ring gas hob and splashback and stainless steel extractor over, plumbing and recess for washing machine.

### **Landing**

Stairs from the hallway, UPVC double glazed window to the rear, large built in storage cupboard, doors leading to all principle rooms.

### **Bedroom 1**

10' 7" x 11' 5" ( 3.23m x 3.48m )  
UPVC double glazed window to front, radiator.

### **Bedroom 2**

10' 6" x 6' 3" ( 3.20m x 1.91m )  
UPVC double glazed window to rear, radiator.

### **Bedroom 3**

5' 9" x 8' 3" ( 1.75m x 2.51m )  
UPVC double glazed window to front, radiator.

### **Family Bathroom**

Tiled floor, tiled walls, extractor fan, low level low flush wc, wood panel bath with mixer tap and hand held shower attachment, pedestal wash and basin, radiator.

### **Rear Yard**

Wall and fence enclosed, wooden gate leading to rear alleyway, outdoor tap.

### **Front Of Property**

Flat fronted with permit parking.

### **Agents Notes**

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





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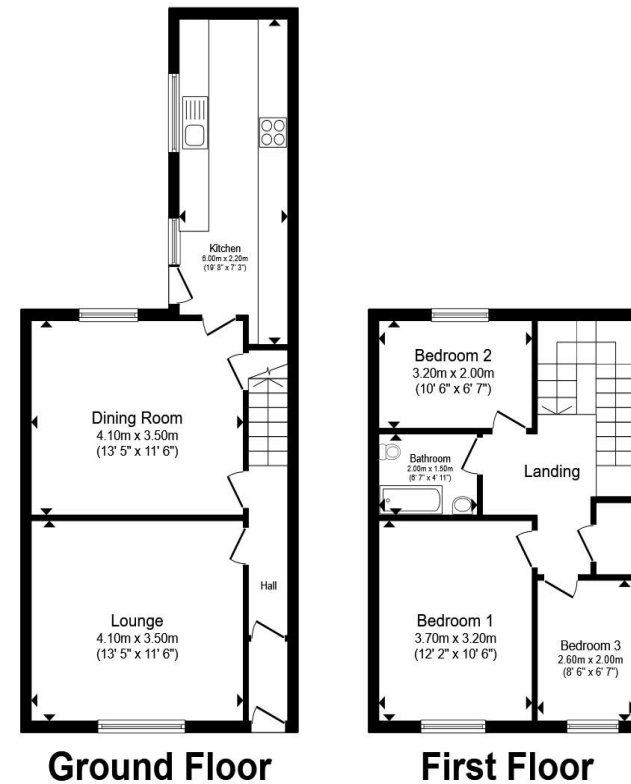
welcome to

## Whitburn Street, Hartlepool

- 3 BEDROOMS
- 2 RECEPTION ROOMS
- CENTRAL LOCATION
- PRACTICAL LAYOUT
- NEWLY INSTALLED KITCHEN

Tenure: Freehold EPC Rating: C  
Council Tax Band: A

**£70,000**



Total floor area 89.1 m<sup>2</sup> (959 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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](http://www.propertybox.io)

  
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Property Ref:  
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