



Lansbury Grove  
Hartlepool

£85,000

ENERGY RATING: D-64

**\*\* INVESTMENT OPPORTUNITY \*\* SOLD WITH TENANT IN SITU \*\* RENTAL INCOME £6,300 PA \*\***

Three bedroom terraced property in a small & quiet cul-de-sac located just off Greenwood Road and Middleton Road. The spacious accommodation comprises; entrance hall, lounge, kitchen, utility room, three first floor bedrooms and bathroom/WC. There is a lawned garden to the front and an enclosed garden to the rear. Energy Rating: D-64. Council Tax Band: A (£1,585.08).



- INVESTMENT OPPORTUNITY • SOLD WITH TENANT IN SITU • RENTAL INCOME £6,300 PA • Three Bedrooms

## ENTRANCE HALL

UPVC entrance door with leaded stained glass light, side aspect UPVC double glazed window and staircase to first floor.

## LOUNGE

3.95m x 4.32m (12'11" x 14'2")

Front aspect UPVC double glazed window and a radiator.

## KITCHEN

2.48m x 4.37m (8'1" x 14'4")

Rear aspect UPVC double glazed window, a range of newly fitted grey high gloss units with rolled worksurfaces incorporating stainless steel sink & mixer tap and an electric hob with oven below & stainless steel extractor hood over. Space for fridge/freezer, spotlights and a radiator.

## UTILITY ROOM

2.49m x 2.12m (8'2" x 6'11")

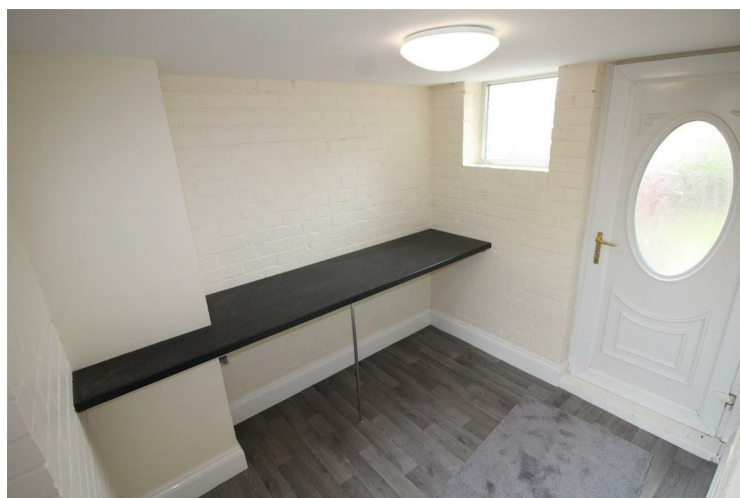
Front aspect UPVC door and a rear aspect wooden door leading to the garden. Rolled worksurface with space & plumbing for washing machine below. Under stair storage cupboard.

## FIRST FLOOR LANDING

## BEDROOM ONE

3.22m x 4.41m (10'6" x 14'5")

Front aspect UPVC double glazed window, built-in cupboard/wardrobe and a radiator.



- Modern Kitchen & Bathroom
- Front & Rear Gardens
- Energy Rating: D-64
- Council Tax Band: A (£1,585.08)



## **BEDROOM TWO**

3.26m x 2.92m (10'8" x 9'6")

Rear aspect UPVC double glazed window, loft access and a radiator.

## **BEDROOM THREE**

2.32m x 2.33m (7'7" x 7'7")

Rear aspect UPVC double glazed window and a radiator.

## **BATHROOM**

Front aspect UPVC double glazed window, new modern white suite comprising; panel enclosed bath with mixer shower over, pedestal wash basin and a low level WC. Tiled splashbacks and a chrome heated towel rail.




## **EXTERNALLY**

There is a lawned garden to the front of the property and an enclosed garden to the rear.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		85
(81-91) <b>B</b>		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Billingham Sales  
 63 Queensway  
 Billingham  
 TS23 2LU

01642530919  
 info@drummondstates.co.uk  
 www.drummondstates.co.uk

**drummonds**  
 estate agents