



## 6 Wordsworth Avenue

Blackhall Colliery, Hartlepool, TS27 4NT

**Offers In The Region Of £54,999**



\*\*\* AN IDEAL INVESTMENT OPPORTUNITY \*\*\* SOLD WITH A SITTING TENANT \*\*\* VIDEO TOUR AVAILABLE \*\*\*

To be sold with a sitting tenant paying circa £550 per month. Central heating, uPVC double glazing, front and rear gardens, situated in Blackhall Colliery, uPVC double glazing, central heating, and more.

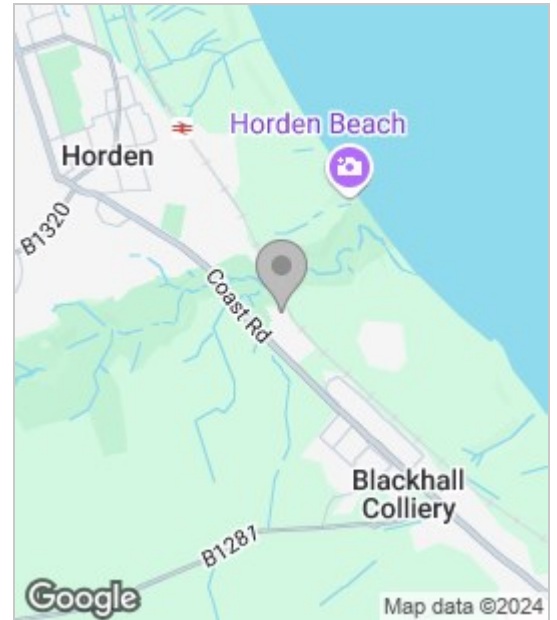
The internal layout comprises: entrance vestibule, kitchen with space for breakfast table or dining area, ground floor bathroom/Wc which is fitted with a 3 piece white suite, welcoming family lounge and front garden enjoying pleasant views.

To the first floor are 3 bedrooms.

Externally to the front is a large garden of split level, to the rear is a courtyard style yard.



## Area Map



## Floor Plan



## Energy Efficiency Graph



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