



All enquiries Ref: Callum Glenn

- Freehold two bedroom terrace house
- Potential for reconfiguration/extension STPP
- Full vacant possession

**Location:**

The property is situated on Windermere Avenue off its junction with St Norbert Drive. Shopping amenities are available locally within Hartlepool Town Centre with a further range of shops, bars and restaurants found in Derby to the west and Nottingham lying to the east. Public transport links include Ilkeston Rail Station together with a network of local bus services. Road communications include the A52 providing access to the M1 Motorway. Recreational pursuits can be found at Pioneer Meadows Nature Reserve.

**Accommodation:**

Ground floor: Entrance hall, reception room, kitchen, utility room

First floor: Two bedrooms, bathroom/WC

Outside: Front and rear garden

**EPC Rating:** TBC

**Council Tax Band:** A

**To view:**

Strictly by prior arrangement with the auctioneers. please see important advice for viewers on page 19 of this catalogue.

