



**Howden Road, Hartlepool TS24 9PY**

**welcome to**

## **Howden Road, Hartlepool**

This is one for the investors out there with a secure long term tenant, who were the previous owners of the property paying £475 per calendar month.

### **Entrance Hall**

UPVC double glazed door to front, window to side, radiator.

### **Lounge**

15' 3" x 10' 5" maximum ( 4.65m x 3.17m maximum )  
Window to front, fireplace with electric fire, dado rail, radiator.

### **Kitchen / Diner**

16' 7" x 8' 4" ( 5.05m x 2.54m )  
Window to rear, fitted with a combination of wall and base units with contrasting working surfaces, incorporating stainless steel sink/drain unit, recess for white goods, 2 storage cupboards, wall mounted gas central heating boiler, radiator.

### **First Floor Landing**

Window to side, loft void access.

### **Bedroom 1**

10' 9" maximum x 10' 3" excluding door recess ( 3.28m maximum x 3.12m excluding door recess )  
Window to front, storage cupboard, radiator.

### **Bedroom 2**

12' 7" x 8' 6" ( 3.84m x 2.59m )  
Window to rear, coved cornicing, radiator.

### **Bathroom**

Opaque window to rear, bath with electric shower over, pedestal wash hand basin, low level low flush WC, radiator.

### **Externally**

#### **Front Garden**

Lawned, on street parking.

#### **Rear Garden**

Large, lawned.





***view this property online*** [mannersandharrison.co.uk/Property/HAR117263](http://mannersandharrison.co.uk/Property/HAR117263)



welcome to

## Howden Road, Hartlepool

- SOLD WITH LONG TERM TENANT
- WELL MAINTAINED
- LARGE FRONT & REAR GARDENS
- ON STREET PARKING
- INVESTOR OPPORTUNITY

Tenure: Freehold EPC Rating: C

**£75,000**



Ground Floor



First Floor

This floorplan 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 should not be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely on its own inspection(s). Plan produced for Manners & Harrison. Powered by www.focalagent.com

**view this property online** [mannersandharrison.co.uk/Property/HAR117263](http://mannersandharrison.co.uk/Property/HAR117263)



Property Ref:  
HAR117263 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Manners & Harrison is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

manners & harrison



**01429 261351**



Hartlepool@mannersandharrison.co.uk



Shrewsbury House 129 York Road,  
HARTLEPOOL, Durham, TS26 9DW



**mannersandharrison.co.uk**