



**Sitwell Walk, Hartlepool TS25 4NB**

**welcome to**

## **Sitwell Walk, Hartlepool**

Attention all investors. This 3 bedroomed, mid terraced property, is available for sale with a tenant in situ. The tenancy is 1 year in to a 3 year fixed term at £475 per calendar month.

### **Entrance Hallway**

accessed via UPVC Double Glazed door to front, understairs storage cupboard, radiator.

### **Lounge**

20' 9" (max) x 12' 3" (max) ( 6.32m (max) x 3.73m (max) )  
UPVC Double Glazed window to front and rear, gas fire, coved cornicing, 2 radiators.

### **Kitchen/diner**

21' 4" (max) x 9' 8" (max) ( 6.50m (max) x 2.95m (max) )  
UPVC Double Glazed window to side, door to rear, fitted with a range of wall and base units, stainless steel sink/drainer unit with chrome mixer tap, plumbed for washing machine, radiator.

### **First Floor**

#### **Landing**

loft access.

#### **Bedroom 1**

11' 3" (max) x 11' 2" ( 3.43m (max) x 3.40m )  
UPVC Double Glazed window to front, radiator.

#### **Bedroom 2**

14' 5" (max) x 9' 6" ( 4.39m (max) x 2.90m )  
2 UPVC Double Glazed windows to rear, built in cupboard.

#### **Bedroom 3**

7' 8" (max) x 8' 9" (max) ( 2.34m (max) x 2.67m (max) )  
UPVC Double Glazed window to front, radiator.

#### **Bathroom**

2 UPVC Double Glazed windows to rear, walk in shower cubicle with mains operated shower, pedestal wash hand basin, WC, radiator.

### **Externally**

#### **Front Garden**

lawn area, pedestrianised to front.

#### **Rear Garden**

north facing, lawn, path.





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## Sitwell Walk, Hartlepool

- SOLD WITH TENANT IN SITU
- POPULAR LOCATION
- INVESTOR OPPORTUNITY
- CLOSE TO LOCAL AMENITIES
- CLOSE TO TRANSPORT LINKS

Tenure: Freehold EPC Rating: D

**£80,000**



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

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Property Ref:  
HAR116905 - 0003

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