









## 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.

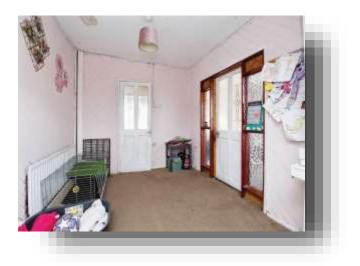
### **Rear Garden**

north facing, lawn, path.













## welcome to

# 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



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/HAR116905



Property Ref: HAR116905 - 0003 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 quidance 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

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



mannersandharrison.co.uk

01429 261351

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.