



**Kilwick Street, HARTLEPOOL TS24 7QG**

**welcome to**

## **Kilwick Street, HARTLEPOOL**

A spacious 4 Bedroomed Mid-Terrace property with accommodation over 3 floors benefitting from Gas Central Heating and uPVC Double Glazing and is available for sale with no onward chain.

### **Entrance Lobby**

Access via uPVC double glazed door, inner door leading to Hallway.

### **Hallway**

Radiator, staircase to First Floor, understairs storage cupboard.

### **Living Room**

12' 6" Into alcoves x 12' ( 3.81m Into alcoves x 3.66m )  
UPVC double glazed window to front aspect, radiator, coved cornicing, dado rail, archway to Dining Room.

### **Dining Room**

12' x 10' 2" Into alcoves ( 3.66m x 3.10m Into alcoves )  
UPVC double glazed window to rear aspect, coved cornicing, radiator, dado rail.

### **Kitchen**

20' 2" x 8' 2" ( 6.15m x 2.49m )  
Fitted with a range of modern wall and base units with contrasting working surfaces and complementing splashback tiling, inset stainless steel sink/drain unit , built in electric oven, hob and extractor hood over, recess and plumbing for washing machine, wall mounted gas central heating boiler, built in storage cupboard, radiator, loft access, uPVC double glazed window and door to side aspect.

### **First Floor**

### **Half Landing**

Giving access to Bathroom.

### **Bathroom**

uPVC double glazed opaque window to rear, fitted

with a 3 piece modern white suit comprising panelled bath with electric shower over, glass shower screen, pedestal wash hand basin, low level low flush wc, built in airing cupboard, radiator.

### **Full Landing**

### **Bedroom 1**

16' 4" x 12' 1" Max ( 4.98m x 3.68m Max )  
UPVC double glazed window to front aspect, coved cornicing, under stairs storage cupboard, radiator.

### **Bedroom 2**

12' x 10' 1" Max ( 3.66m x 3.07m Max )  
UPVC double glazed window to rear, storage to recess, radiator.

### **Second Floor**

### **Landing**

Skylight window to front aspect, storage to eaves.

### **Bedroom 3**

9' 4" Max x 11' 7" Including dormer recess ( 2.84m Max x 3.53m Including dormer recess )  
'Velux' window to front aspect, wall mounted electric radiator, storage recess.

### **Bedroom 4**

7' x 9' 5" ( 2.13m x 2.87m )  
'Velux' window to rear access, wall mounted electric heater, storage recess.





### **Externally**

#### **Front**

Residential permit parking to the front.

#### **Rear Yard**



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## Kilwick Street, HARTLEPOOL

- IDEAL INVESTMENT PROPERTY
- EXCELLENT RENTAL YIELDS POTENTIAL
- LOCATED CLOSE TO AMENITIES AND TRANSPORT LINKS
- 2 RECEPTION ROOMS
- MODERN WHITE 3 PIECE BATHROOM

Tenure: Freehold EPC Rating: E

**£90,000**



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

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Property Ref:  
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