



Durham Street, Hartlepool TS24 0EL

welcome to

Durham Street, Hartlepool

SITUATED ON THE HEADLAND! This 2 bedroomed end-terraced home includes a fixed staircase to a usable loft space.

Entrance Hall

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

Lounge

16' 9" narrowing to 15' 3" Into alcoves x 10' 4" (5.11m narrowing to 4.65m Into alcoves x 3.15m)
UPVC double glazed window to front, fireplace housing electric fire, carpet, radiator, TV point, coved cornicing, dado rail, textured ceiling.

Kitchen

19' 11" Max x 8' 7" (6.07m Max x 2.62m)
Fitted kitchen with a range of wall and base units with wood veneer finish and contrasting roll top worktops, stainless steel sink/drainer unit with metro brick tiled splashback, freestanding electric oven and hob, plumbed for washing machine, 'main' boiler , tiled effect flooring, storage cupboard, 2 UPVC double glazed windows to side and rear, radiator, door to rear.

First Floor

Landing

Stairs from Entrance Hall, UPVC double glazed window to side, radiator, carpet, door to inner hall giving access to Bedroom 1 and access to staircase to loft space.

Bedroom 1

10' 5" Front of robes x 10' 5" (3.17m Front of robes x 3.17m)
Fitted wardrobes, UPVC double glazed window to front, carpet, radiator, coved cornicing.

Bedroom 2

UPVC double glazed window, carpet, radiator.

Contemporary Family Bathroom

Bath with mixer tap and shower over, wc, vanity wash hand basin with mixer tap, tiled walls, towel rail, UPVC opaque double glazed window to rear, tiled flooring.

Loft Room

17' 7" x 8' 1" (5.36m x 2.46m)
Skylight to rear, eaves storage.

Externally

Enclosed Front Garden

Lawn area, gated side access.

Rear Garden

Mostly laid to lawn, brick built outhouse.





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welcome to

Durham Street, Hartlepool

- USEABLE LOFT SPACE
- GENEROUS SIZED REAR GARDEN
- ON STREET PARKING
- SOLD WITH TENANT IN SITU
- 8.6% RENTAL YIELD

Tenure: Freehold EPC Rating: E

£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

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Property Ref:
HAR117645 - 0007

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