



**Duncan Road, Hartlepool TS25 4ED**

**welcome to**

## **Duncan Road, Hartlepool**

- CAN BE SOLD WITH TENANT IN SITU
- FRONT & REAR GARDENS
- CLOSE TO LOCAL AMENITIES
- CLOSE TO LOCAL SCHOOLS
- EXCELLENT RENTAL YIELDS

Tenure: Freehold EPC Rating: D

# £50,000

### **Entrance Porch**

Accessed via UPVC double glazed doors, window to both front and side, inner door leading to:-

### **Kitchen / Diner**

15' 2" maximum x 14' 5" maximum ( 4.62m maximum x 4.39m maximum )  
UPVC double glazed windows to rear, fitted with base units with contrasting working surfaces, inset stainless steel sink unit, built in electric oven, 4 ring gas hob, recess and plumbing for washing machine, understairs storage cupboard, 2 radiators, door leading to:-

### **Rear Lobby**

### **Living Room**

15' 1" maximum x 10' 3" maximum ( 4.60m maximum x 3.12m maximum )  
Windows to both front and rear, fireplace with electric fire, 2 radiators, coved cornicing.

### **First Floor Landing**

Window to rear, loft void access.

### **Bedroom 1**

15' 1" maximum x 10' 4" maximum ( 4.60m maximum x 3.15m maximum )  
Window to rear, storage cupboard, wall mounted gas central heating boiler, radiator.

### **Bedroom 2**

9' 4" x 11' 2" excluding overstairs bulk head ( 2.84m x 3.40m excluding overstairs bulk head )  
Window to front, radiator.

### **Bathroom**

Window to rear, panelled bath, pedestal wash hand basin, low level low flush WC, radiator.

### **Externally**

### **Front Garden**

Garden, on street parking.

### **Rear Garden**

Garden.

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#### **Property Ref:**

HAR117759 - 0009



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