



Wordsworth Avenue, Hartlepool TS25 5NG

welcome to

Wordsworth Avenue, Hartlepool

Excellent Investment Opportunity! This three-bedroom semi-detached home is available for sale with a tenant in situ, currently achieving £625 PCM- making it an attractive proposition for potential investors. The property features modern and neutral decor throughout.

Entrance Hallway

Staircase to first floor, UPVC double glazed door to front, rear lobby access to cloakroom.

Cloakroom

Window to side, low level low flush wc.

Lounge

11' x 17' 1" (3.35m x 5.21m)

Window to front and rear, radiator.

Dining Room

10' x 8' 5" (3.05m x 2.57m)

Window to front, radiator, archway to kitchen.

Kitchen

10' 4" x 7' 7" (3.15m x 2.31m)

Fitted with a range of wall and base units with contrasting working surfaces, inset stainless steel sink/drain unit with mixer tap, built in oven and hob, recess and plumbing for washing machine, window to rear.

First Floor

Landing

Window to rear, loft access.

Bedroom 1

14' 4" x 9' 8" (4.37m x 2.95m)

Window to front, radiator.

Bedroom 2

10' x 11' 1" (3.05m x 3.38m)

Window to front, wall mounted boiler, radiator.

Bedroom 3

7' 8" x 6' 9" (2.34m x 2.06m)

Window to rear, radiator.

Bathroom

Window to rear, white suite comprising pedestal wash hand basin, low level low flush wc, bath with shower over and glass shower screen, radiator.





Externally

Front Garden

Lawn area, on street parking.

Rear Garden

Large enclosed south facing rear garden predominantly laid to lawn.



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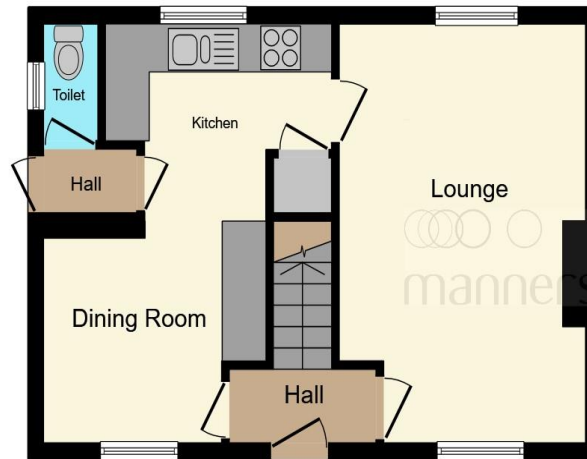
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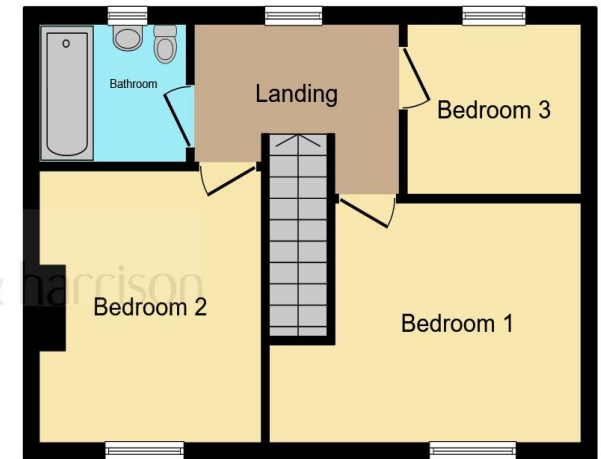
- 2 RECEPTION ROOMS
- GROUND FLOOR WC
- LARGE SOUTH FACING REAR GARDEN
- ON STREET PARKING
- EXCELLENT INVESTMENT PROPERTY !!

Tenure: Freehold EPC Rating: E

£85,000



Ground Floor



First Floor

This floor plan 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 cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
HAR118738 - 0003

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