



Wilson Street, Hartlepool TS26 8JX

welcome to

Wilson Street, Hartlepool

Deceptively spacious with two reception rooms is this two bedroomed terraced home. ATTENTION INVESTORS, this property is currently rented out at £575 pcm giving an excellent yeild of 8.6% and gas and electrical safety certificates run to January 2026.

Entrance Vestibule

Entered via UPVC double glazed door , laminate flooring,inner door leading into entrance hall, picture rail.

Entrance Hallway

Stairs to first floor, radiator, dado rail.

Lounge

12' 11" Max x 10' 2" (3.94m Max x 3.10m)
UPVC double glazed window to front, radiator, TV point, coal effect gas fire with decorative surround and marble hearth, coved cornicing, picture rail, laminate flooring.

Reception Room 2

10' 9" x 11' 8" Excluding recess (3.28m x 3.56m Excluding recess)
UPVC double glazed window to rear, radiator, built in storage cupboard, feature fire with log display and surround with marble hearth, laminate flooring, door leading to Kitchen storage cupboard housing wall mounted combination boiler, understairs storage cupboard.

Kitchen

6' x 16' 6" (1.83m x 5.03m)
Two UPVC double glazed windows to side, UPVC double glazed door to side, tiled flooring, a beautiful range of grey gloss base units with white wall units with contrasting quartz working surfaces and matching upstands, inset 1 1/2 bowl sink with grooved drainer, inset NEFF electric oven, 4 ring electric hob with quartz splashback and NEFF chimney style extractor over, wall mounted white vertical radiator, spotlights to ceiling, coved cornicing, space for freestanding fridge/freezer, plumbing and recess for integrated dishwasher, plumbing and recess for washing machine.

Half Landing

Giving access to Family Bathroom.

Family Shower Room

Double walk in shower cubicle with rainfall shower head and handheld attachment, wall mounted wash hand basin with a vanity unit under, chrome heated towel rail, tiled walls, spotlights to ceiling, cladding to ceiling, concealed cistern low level low flush wc, UPVC double glazed window to side, LVT flooring, LED mirror.

Landing

Stairs from hallway, dado rail, access to all bedrooms, built in storage cupboard.

Bedroom 2

10' 9" Max x 10' 2" Max (3.28m Max x 3.10m Max)
UPVC double glazed window to rear, feature decorative fire, picture rail, laminate flooring, radiator.

Bedroom 1

10' 2" x 15' 4" Excluding recess. (3.10m x 4.67m Excluding recess.)
Two UPVC double glazed windows to front, radiator, feature decorative fire, coved cornicing, picture rail, laminate flooring.



Externally

Front

Flat fronted with on street parking.

Rear Yard

Block paved with brick built storage, double wooden gates to the rear alleyway.



view this property online mannersandharrison.co.uk/Property/HAR118961



welcome to

Wilson Street, Hartlepool

- 2 RECEPTION ROOMS
- GALLEY KITCHEN WITH GLOSS UNITS
- MODERN BATHROOM
- YARD TO REAR ON STREET PARKING
- EXCELLENT INVESTMENT OR FIRST TIME BUYER OPPORTUNITY

Tenure: Freehold EPC Rating: D

£80,000



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

view this property online mannersandharrison.co.uk/Property/HAR118961



Property Ref:
HAR118961 - 0004

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 guidance 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 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.


manners & harrison



01429 261351



Hartlepool@mannersandharrison.co.uk



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



mannersandharrison.co.uk