



Alston Street, Hartlepool TS26 9AQ

welcome to

Alston Street, Hartlepool

EXCELLENT INVESTMENT OPPORTUNITY! This two bedroom, terrace is sold with tenant in situ. Located close to the Town Centre, Burn Valley Gardens, bus routes and amenities.

Entrance Vestibule

Entered via UPVC double glazed door, wooden single glazed door leading into:-

Entrance Hall

Radiator, decorative coved corning, staircase to first floor, door leading to lounge and kitchen.

Lounge

12' 9" maximum x 12' 2" maximum (3.89m maximum x 3.71m maximum)
UPVC double glazed window to front, radiator, coved corning, picture rail, TV point, feature wall mounted electric fire, ceiling rose.

Kitchen

13' 11" maximum x 8' 8" maximum (4.24m maximum x 2.64m maximum)
Range of wood effect shaker style wall and base units with contrasting working surfaces, tiled splashback, UPVC double glazed window to side, stainless steel round sink with stainless steel round drainer, plumbing and recess for washing machine, inset electric oven with 4 ring gas hob plus chimney style stainless steel extractor over, wall mounted combination Baxi boiler housed in one of the storage cupboards, integrated fridge and freezer, vinyl flooring, radiator, open to a:-

Utility Area

7' 2" x 6' 9" (2.18m x 2.06m)
UPVC double glazed window to rear, radiator, understairs storage.

Rear Lobby

UPVC double glazed door to side.

Bathroom

UPVC double glazed window to side, low level low

flush WC, pedestal wash hand basin, panelled bath with wall mounted Mira electric shower over, wall boarding around the bath, extractor fan, vinyl flooring, radiator.

First Floor Landing

UPVC double glazed window to rear.

Bedroom 1

12' 2" maximum x 15' 2" maximum (3.71m maximum x 4.62m maximum)
UPVC double glazed window to front, radiator, door leading to a fixed staircase which leads to the loft, built in storage cupboard.

Bedroom 2

7' 11" x 8' 8" (2.41m x 2.64m)
UPVC double glazed window to rear, radiator.

Loft Room

(not to building regulations), Velux skylight window to rear, storage in the eaves, spotlights to ceiling, radiator.





Externally

Front

Flat fronted, on street parking.

Rear Yard

Wall enclosed with a wooden gate leading to the alleyway.



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Alston Street, Hartlepool

- SOLD WITH TENANT IN SITU
- REAR YARD
- CLOSE TO TOWN CENTRE
- UTILITY AREA
- ON STREET PARKING

Tenure: Freehold EPC Rating: E

£65,000



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

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Property Ref:
HAR119122 - 0003

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