



Kipling Avenue, Blackhall Colliery Hartlepool TS27 4NN

welcome to

Kipling Avenue, Blackhall Colliery Hartlepool

Offered with vacant possession, this deceptively spacious two-bedroom mid-terrace home presents a fantastic opportunity for investors or first-time buyers. Well-positioned in a residential area, the property benefits from a bright, south-facing living room and an open-plan kitchen/dining area.

Lean-To Entrance

French doors to side, leading to inner lobby.

Inner Lobby

Staircase to first floor.

Kitchen/ Diner

18' 3" x 7' 8" (5.56m x 2.34m)

Two UPVC double glazed window to rear, composite door to rear, fitted with a range of white high-gloss wall and base units with contrasting working surfaces, inset stainless steel sink/drain unit with mixer tap, built in electric oven, hob and hood, recess for washing machine, dining area, open with living room.

Living Room

14' 8" Max, excluding bay window x 14' 7" Max (4.47m

Max, excluding bay window x 4.45m Max)

French doors to the front, wall mounted electric plasma style fire, under stairs storage cupboard, radiator.

First Floor

Landing

Lift void access.

Bedroom 1

11' 4" Excluding bay window x 14' 9" Max (3.45m

Excluding bay window x 4.50m Max)

UPVC double glazed bay window to front, radiator, built in storage cupboard.

Bedroom 2

11' 4" x 9' 8" (3.45m x 2.95m)

UPVC double glazed window to rear, radiator.

Bathroom

UPVC double glazed window to rear, fitted with a 3 piece white suite comprising panelled bath with electric shower over and glass shower screen, low level low flush wc, pedestal wash hand basin with mixer tap, chrome heated towel rail.

Externally

Front Garden

Lawn area, on street parking.

Rear Yard





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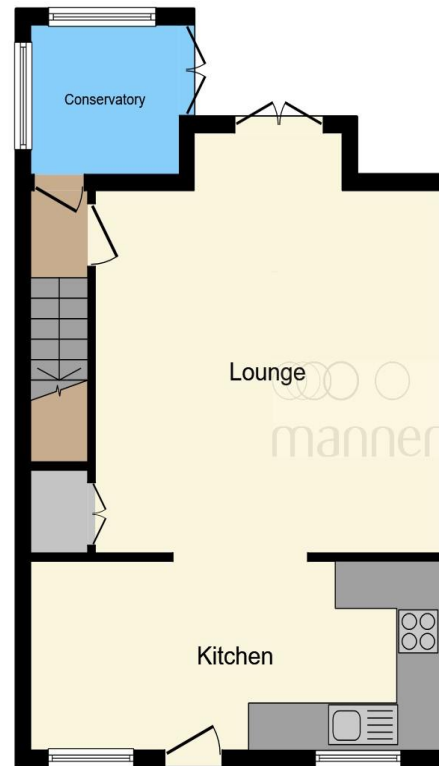
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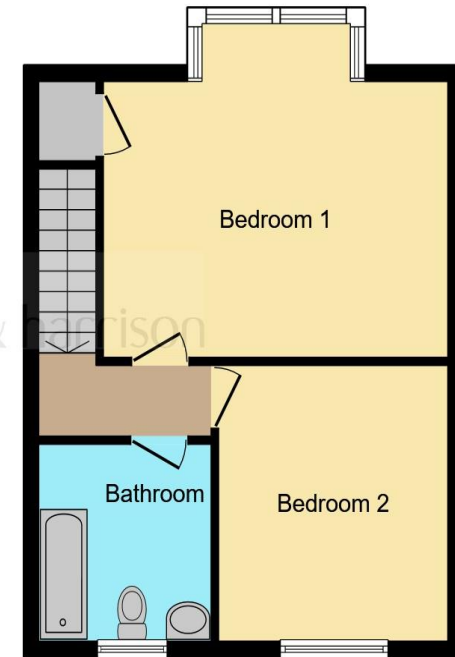
- OFFERED WITH VACANT POSSESSION
- OPEN PLAN KITCHEN/ DINING
- SOUTH FACING FRONT GARDEN
- REAR YARD
- ON STREET PARKING

Tenure: Freehold EPC Rating: D
Council Tax Band: A

£65,000



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:
HAR119290 - 0004

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