



Dunoon Road, HARTLEPOOL TS25 4EQ

welcome to

Dunoon Road, HARTLEPOOL

ATTENTION INVESTORS, sold with a tenant in situ currently paying £625 per calendar month. This immaculate, completely modernised, two bedroom terrace home is a fantastic property to add to your portfolio.



Entrance Hallway

Entered via composite double glazed door, stairs to first floor, coved cornicing, door leading to lounge and kitchen.

Lounge

10' 3" maximum x 15' 1" (3.12m maximum x 4.60m)
UPVC double glazed window to front, UPVC double glazed sliding doors to rear, feature fire with decorative surround and marble hearth, coved cornicing, radiator.

Kitchen

14' 5" maximum x 13' 4" maximum (4.39m maximum x 4.06m maximum)
Dual aspect, UPVC double glazed window to front and rear, UPVC door to rear, vinyl flooring, radiator, understairs storage cupboard, beautiful range of grey wall and base units with complementing working surfaces, tiled splashback, stainless steel sink/drainage with mixer tap, inset electric oven, 4 ring electric hob with chimney style extractor over, plumbing and recess for washing machine, integrated fridge, wall mounted combination boiler housed in a cupboard, space for free standing fridge freezer.

First Floor Landing

UPVC double glazed window to rear, loft hatch access, door leading to bedroom 1, 2 and bathroom.

Bedroom 1

15' 1" maximum x 10' 4" maximum (4.60m maximum x 3.15m maximum)
UPVC double glazed window to rear, built in storage cupboard, radiator.

Bedroom 2

14' 5" maximum x 9' 3" maximum (4.39m maximum x 2.82m maximum)
UPVC double glazed window to front, radiator, part restricted floor space due to bulk head.

Bathroom

Modern, UPVC double glazed window to rear, concealed cistern low level low flush WC, wash hand basin with vanity unit under, vinyl flooring, part tiled walls, panelled bath with mixer tap plus shower over with rainfall shower head and handheld attachment, tiled around the bath, chrome heated towel rail.

Externally

Front Garden

Wall enclosed with wrought iron gate, walkway leading to front door with 2 lawned areas either side.

Rear Garden

Fence enclosed, predominately laid to lawn, patio area, brick outhouse.



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Dunoon Road, HARTLEPOOL

- INVESTMENT OPPORTUNITY
- MODERNISED
- IMMACULATE
- SOLD WITH TENANT IN SITU
- FRONT & REAR GARDEN

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

£100,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HAR119295 - 0002

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