



**Southburn Terrace, HARTLEPOOL, TS25 1SQ**

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## **Southburn Terrace, HARTLEPOOL**

This traditional bay-fronted terraced home with high ceilings presents an excellent opportunity for those seeking a property in need of some modernisation and upgrades.

### **Auctioneer's Comments**

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### **Entrance Vestibule**

Entered via wooden door, coved cornicing, dado rail, parquet flooring.

### **Entrance Hall**

Stairs to first floor, coved cornicing, radiator, parquet flooring, doors leading to reception room 1 and reception room 2.

### **Lounge**

11' 5" x 11' 9" (excluding bay window) ( 3.48m x 3.58m

(excluding bay window) )

Bay window to front, coved cornicing, three quarter picture rail, wall lights, fire surround with mantle.

### **Reception Room 2**

13' 8" x 11' 5" ( 4.17m x 3.48m )

Coved cornicing, dado rail, fire with surround, window to rear, under stairs storage cupboard, door leading to kitchen.

### **Kitchen**

13' 1" x 6' 8" ( 3.99m x 2.03m )

Wooden door to side leading to rear yard, window to side, plumbing and recess for washing machine, wall mounted combi boiler, stainless steel sink/drain, space for free standing cooker, tiled splashbacks, wall and base units, arch way leading to utility area.

### **Utility Area**

5' 2" x 5' 4" ( 1.57m x 1.63m )

Work surface, window to side, exposed brickwork space for fridge freezer.

### **Half Landing**

Gives access to family bathroom.

### **Family Bathroom**

Window to side, radiator, part tiled walls, low level low flush WC, pedestal wash hand basin, corner bath.

### **Landing**

Built in storage cupboard, stairs leading to loft hatch.





### **Bedroom 1**

11' 9" x 13' (ec recess) ( 3.58m x 3.96m (ec recess) )  
Radiator, laminate flooring, two windows to front.

### **Bedroom 2**

13' 9" x 8' 7" (max) ( 4.19m x 2.62m (max) )  
Window to rear, built in storage cupboard x2,  
radiator.

### **Front Of Property**

Palisade.

### **Parking**

On street parking.

### **Rear Yard**



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- SOLD AS SEEN
- AMAZING INVESTMENT OPPORTUNITY

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

guide price

**£27,000**



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](http://www.focalagent.com)

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HAR119806 - 0002

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