



Derby Street, Hartlepool, TS25 5SL

welcome to

Derby Street, Hartlepool

This charming two-bedroom end-terraced property features a smart rendered façade and offers a bright and airy living space, perfect for first-time buyers or those seeking a strong investment opportunity with potential rental yields of approx. 10%.

Entrance Vestibule

Entered via UPVC double glazed door, laminate flooring, door leading to lounge.

Lounge

14' 2" (inc stair recess) x 19' 2" (4.32m (inc stair recess) x 5.84m)

Stairs to first floor, under stairs storage cupboard, laminate flooring, two UPVC double glazed windows to front and side, two radiators, wall lights, door leading to kitchen.

Kitchen

14' 3" x 5' 8" (4.34m x 1.73m)

UPVC double glazed door to side leading to yard, vinyl flooring, range of wall and base units with contrasting working surfaces, inset electric oven, five ring gas hob with stainless steel splashback and extractor over, recess for under counter dishwasher, wall mounted glow-worm combi boiler, stainless steel 1 1/2 stainless steel sink/drainage with mixer tap, space for free-standing fridge/freezer, UPVC double glazed window to side.

Half Landing

UPVC double glazed window to side, radiator, door leading to family bathroom.

Family Bathroom

Well appointed with four piece white suite, UPVC double glazed window to side, radiator, low level low flush WC, free standing roll top bath with central mixer tap and hand held shower attachment, pedestal wash hand basin, corner shower cubicle with hand held attachment, tiled walls, tiled flooring, coved corning.

Full Landing

Gives access to two bedrooms.

Bedroom 1

11' 10" x 14' 3" (3.61m x 4.34m)

UPVC double glazed window to front, radiator.

Bedroom 2

7' 4" x 7' 8" (2.24m x 2.34m)

UPVC double glazed window to rear, radiator, coved corning.





Yard

wall enclosed yard with concrete hard standing and wooden gate to side alleyway.

Front Of Property

On street parking.



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welcome to

Derby Street, Hartlepool

- NO FOWARD CHAIN
- PERFECT INVESTMENT OPPORTUNITY
- SPACIOUS LOUNGE
- TWO BEDROOMS
- REAR YARD

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£50,000



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:
HAR118908 - 0002

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manners & harrison



01429 261351



Hartlepool@mannersandharrison.co.uk



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



mannersandharrison.co.uk