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Ninth Street

Hartlepool, TS27 4LZ

Price £42,500



PUBLIC NOTICE: 73 Ninth Street, Blackhall, TS27 4LZ. We are acting in the sale of the above property and have received an offer of £41,000. Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC Rating: D



Lounge Through Dining Room 13'9" x 23'10" (4.19 x 7.26)
A larger than average reception room which provides an external double glazed door accompanied with a double glazed window to both the front and rear elevations and a newel posted spindle staircase leading to the first floor complimented with a central fireplace inset with an electric fire. Additional attributes include two radiators and a door leading to the kitchen.

Kitchen 6'10" x 10'0" (2.08 x 3.06)
Nestled towards the rear of the property the kitchen includes an array of both wall and floor cabinets finished in white with contrasting laminated work surfaces which integrate a stainless steel sink and drainer unit complete with mixer tap fittings positioned below a double glazed window which overlooks the rear courtyard. Accompaniments include an electrical cooker point set beneath an elevated extractor canopy, plumbing for an automatic washing machine, tiled flooring and an external door opening into the courtyard.

Bathroom 5'5" x 7'3" (1.66 x 2.22)
Located off the kitchen, the bathroom features a white suite comprising of an electric shower positioned over the panel bath, a low level W/c and a pedestal hand wash basin. Accompaniments include a frosted double glazed window to the courtyard and a radiator.

Landing
Featuring convenient loft access and three doors opening into the bedrooms.

Master Bedroom 9'3" x 13'6" (2.82 x 4.12)
Positioned at the front of the property the master bedroom features a double glazed window, a radiator and sliding door wardrobes to the extent of an entire wall.

Second Bedroom 6'5" x 9'11" (1.96 x 3.03)
Located at the rear of the property the second bedroom features a double glazed window and a radiator.

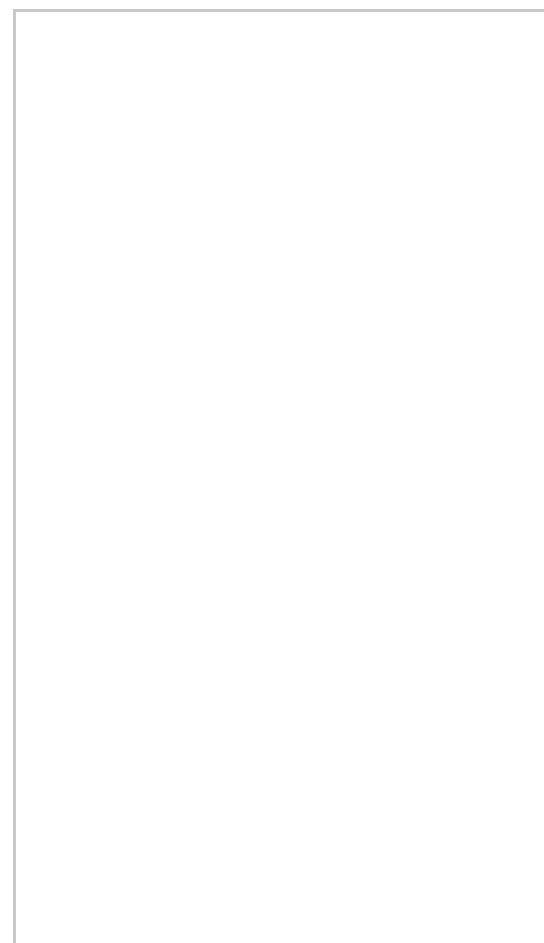
Third Bedroom 5'10" x 7'0" (1.79 x 2.14)
Placed adjacent to the second bedroom at the rear of the property, the third bedroom offers a double glazed window and a radiator.

Outdoor Space
To the rear of the property there is a walled courtyard with an access gate and lager brick storage area attached to the bathroom.

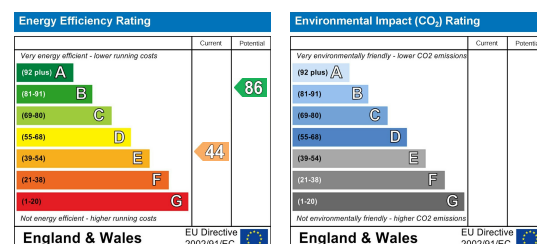
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.