

HUNTERS®

HERE TO GET *you* THERE



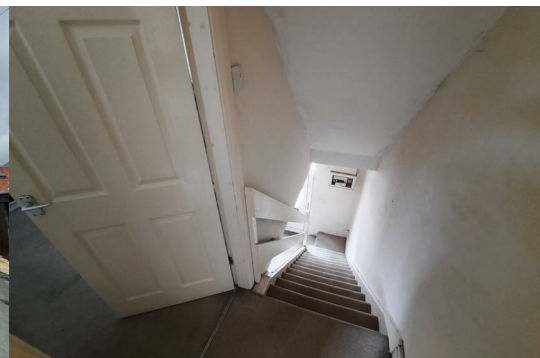
Fourth Street

Blackhall Colliery, Hartlepool, TS27 4EP

£35,000



EXCEPTIONAL BUY-TO-LET INVESTMENT - OVER 12% RENT YIELD POTENTIAL ... Hunters are pleased to present to the market this two bedroom end terrace house situated within reach of the local amenities including schools, shops, transport and coastal beaches. The property briefly comprises of two reception rooms, a kitchen, bathroom, two double bedrooms, a rear walled court yard and double glazing. EPC: D, Council Tax Band A. For viewings and further information regarding Hunters comprehensive lettings management facilities please contact your local Hunters branch situated in the nearby Peterlee Castle Dene Shopping Centre. "No Chain"



Lounge 12'9" x 11'11" (3.90m x 3.64m)

Situated at the front of the property, the lounge features an exterior double glazed door accompanied with stairs to the first floor and a radiator.

Dining Room 12'0" x 11'3" (3.68m x 3.44m)

Located towards the rear, the dining room offers an attractive fireplace inset with a gas fire complimented with a radiator and door to the kitchen.

Kitchen 9'10" x 6'8" (3.02m x 2.04m)

The kitchen features an array of wall and floor cabinets finished in light beech colour tones and contrasting laminated work surfaces integrating a one and a half bowl sink and drainer unit positioned below a double glazed window overlooking the courtyard. Accompaniments include an electric oven and hob set beneath an elevated brushed steel extractor canopy, plumbing for an automatic washing machine, a radiator and an exterior double glazed door.

Bathroom 6'7" x 5'5" (2.03m x 1.67m)

Located off the kitchen, the bathroom includes a panel bath complete with shower mixer tap fittings and a glazed shower screen, a low level W/c and a pedestal hand wash basin. Additional attributes include a radiator and a double glazed window.

Landing

The landing provides accessibility to both double bedrooms and the loft.

Master Bedroom 13'7" x 10'5" (4.16m x 3.19m)

Positioned at the front, the master bedroom features a double glazed window, a radiator and a useful storage cupboard.

Second Bedroom 12'9" x 10'2" (3.91m x 3.11m)

Located towards the rear, this additional double bedroom features a double glazed window, a radiator and a wall mounted gas combination boiler.

Outdoor Space

The property provides a south facing enclosed walled courtyard with an access gate to the rear lane,

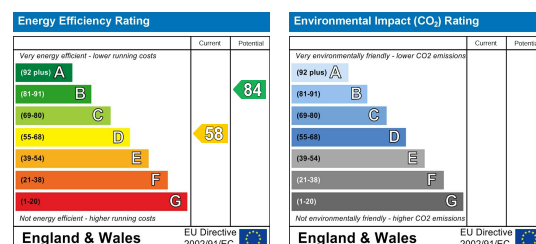
Area Map



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.

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