



## Sixth Street

Blackhall Colliery, Hartlepool, TS27 4ES

Asking Price £55,000



AN IDEAL INVESTMENT WITH TENANT IN RESIDENCE @£93 p/week ... Hunters are pleased to present to the market a wonderful opportunity to acquire this lovely two bedroom terraced house situated in a popular residential address which unusually for the area includes a garden. The property is currently let to a splendid longstanding tenant who wishes to remain in residence following the sale and is situated within reach of the scenic coastline and a thriving high street of shops, schools and wonderful transport facilities. The property briefly comprises of a sizable lounge, a dining kitchen with a utility offshoot, two well appointed bedrooms and a family bathroom. Council tax band A, EPC: D. For further information regarding Hunters comprehensive lettings management facilities and viewings please contact your local Hunters office situated in the nearby Peterlee shopping centre.





Lounge 12'9" x 12'1" (3.90m x 3.69m)

Situated at the front of this wonderful home the principle reception room features a newel posted spindle staircase to the first floor, a radiator and both a double glazed window and a double glazed door offering charming views across the gardens.

Dining Kitchen 13'11" x 11'1" (4.25m x 3.40m)

Nestled towards the rear of the property the larger than average dining kitchen includes a wealth of both wall and floor cabinets finished in contemporary colour tones and contrasting laminated work surfaces which integrate a stainless steel sink and drainer unit complete with mixer tap fittings. Further attributes include an electric oven and hob placed beneath an elevated brushed steel extractor canopy, a double glazed window accompanied with a double glazed exterior door to the walled courtyard, a radiator and a further internal door providing access into the utility area which includes plumbing for an automatic washing machine.

First Floor Landing

Positioned at the top of the stairwell from the lounge, this welcoming area features doors to both bedrooms and the bathroom respectively.

Master Bedroom 10'3" x 9'1" (3.13m x 2.79m)

A delightful double bedroom which is positioned at the front of the home providing lovely elevated views across the front gardens through double glazed windows, a radiator and a useful storage cupboard.

Second Bedroom 9'9" x 8'1" (2.99m x 2.47m)

The second well appointed bedroom is located at the rear of the property incorporating a double glazed window and a radiator.

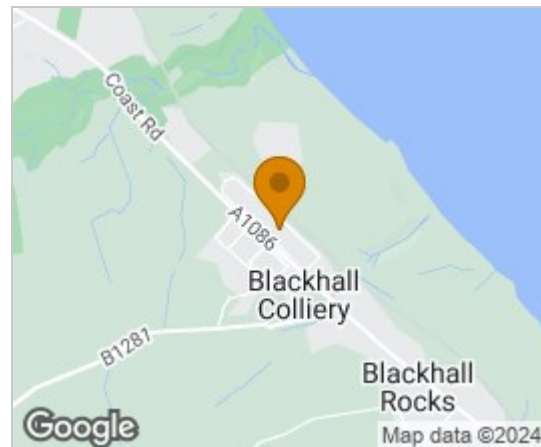
Bathroom 9'9" x 5'5" (2.98m x 1.67m)

The inviting bathroom features a white suite comprising of a panel bath complete with an overhead electric shower and a glazed shower screen, a low level W/c and a pedestal hand wash basin. Accompaniments include a double glazed window and a radiator.

Outdoor Space

The property offers a wonderful low maintenance south facing garden ideal for outdoor enjoyment and an enclosed courtyard with an access gate.

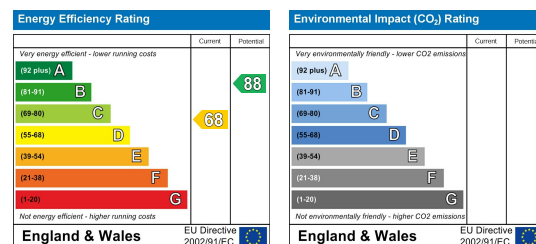
## Area Map



## 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.