



**Trinity Street, The Headland, TS24 0HA**  
**2 Bed - House**  
**£65,000**

**Council Tax Band: A**  
**EPC Rating: D**  
**Tenure: Freehold**



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## Trinity Street, The Headland, TS24 0HA

\*\*\* NO CHAIN INVOLVED \*\*\* A two bedroom mid terraced property located in the popular Headland area of Hartlepool close to schools and amenities. The home is in need of upgrading yet offers great potential and comes with an internal viewing recommended. An ideal purchase for a first time buyer or possible investment opportunity with a layout which briefly comprises: entrance vestibule through to a good size lounge which in turn leads through to a full width kitchen/diner. To the first floor are two spacious bedrooms and the bathroom which incorporates a three piece suite. Externally is a low maintenance front and enclosed courtyard style garden to the rear. Trinity Street is located just off Durham Street in a popular part of the Headland close to St Helen's Primary School.

### GROUND FLOOR

#### ENTRANCE VESTIBULE

Accessed via uPVC double glazed entrance door, stairs to the first floor, access to;

#### LOUNGE

14'4 x 11'9 (4.37m x 3.58m)

A good size lounge with uPVC double glazed window to the front aspect, brick fire surround with gas fire and back boiler, dado rail, coving to ceiling, access to;

#### KITCHEN/DINER

15'0 x 9'2 (4.57m x 2.79m)

Fitted with a range of units to base and wall level, inset single drainer stainless steel sink unit with dual taps, space for gas cooker and plumbing for washing machine, under stairs storage cupboard, uPVC double glazed window and door to the rear, double radiator.

### FIRST FLOOR

#### LANDING

Access to both bedrooms and bathroom, hatch to loft space.

#### BEDROOM ONE

15'0 x 13'11 (4.57m x 4.24m)

Two uPVC double glazed windows to the front aspect, storage cupboard, double radiator.

#### BEDROOM TWO

12'0 x 8'6 (3.66m x 2.59m)

uPVC double glazed window to the rear aspect, single radiator.

### BATHROOM

6'2 x 5'5 (1.88m x 1.65m)

Fitted with a three piece suite comprising; panelled bath with dual taps and electric shower over, pedestal wash hand basin with dual taps, wall mounted WC, tiled splashback, uPVC double glazed window to the rear.

### EXTERNALLY

The property features a low maintenance front with an enclosed courtyard style garden at the rear.

### NB

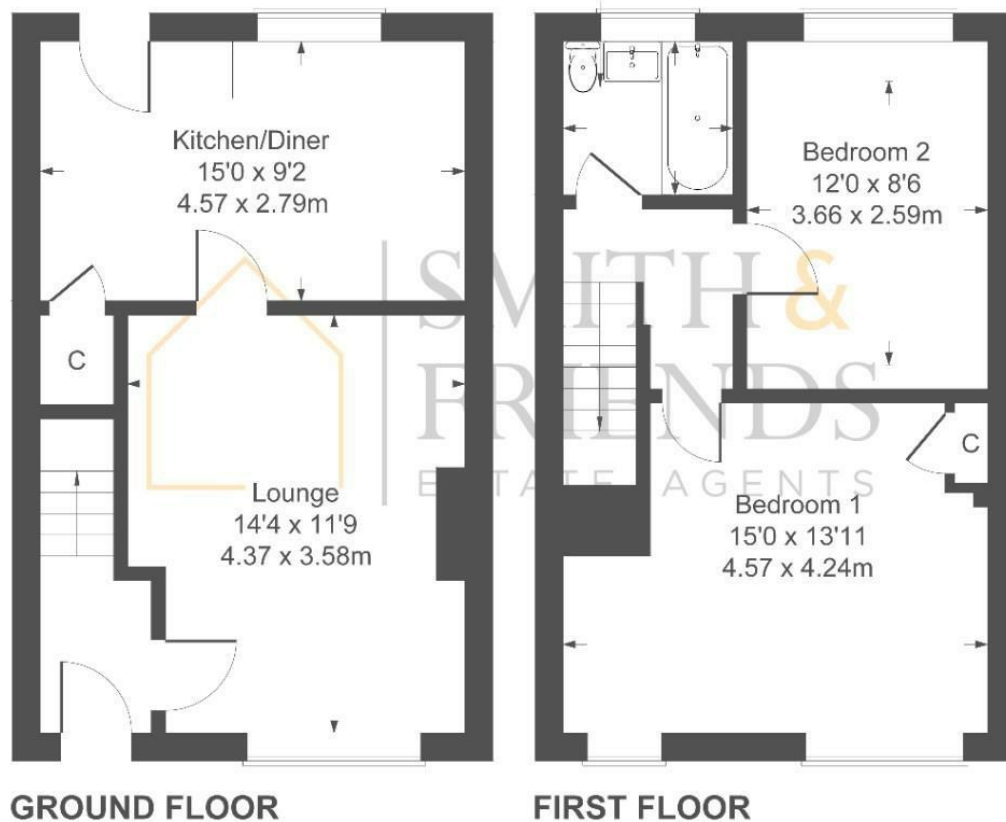
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



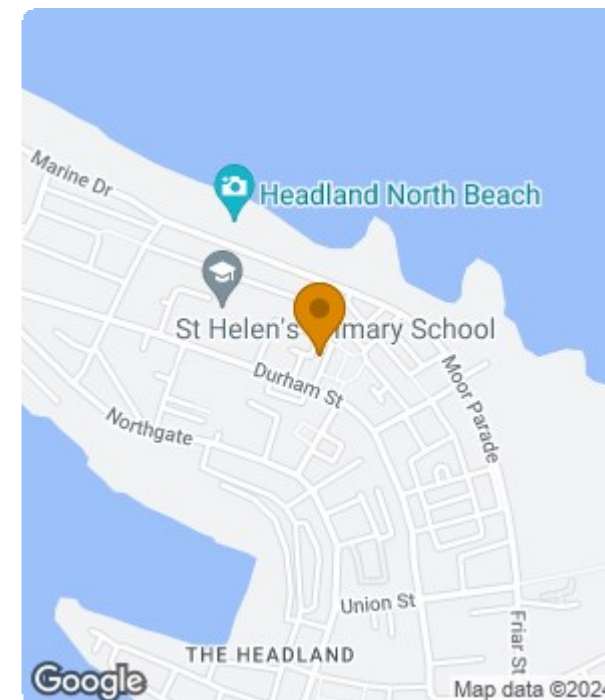
# Trinity Street

Approximate Gross Internal Area  
733 sq ft - 68 sq m

Bathroom  
6'2 x 5'5  
1.88 x 1.65m



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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