



*** TO BE SOLD WITH TENANT IN SITU *** An Ideal investment opportunity, this very spacious bay fronted property comes with viewing recommended. It is well positioned close to local amenities and within walking distance of Hartlepool town centre. The property benefits from uPVC double glazing and gas central heating, with the accommodation briefly comprising of: entrance, hallway, lounge and dining area, kitchen and downstairs toilet. The first floor has a white and chrome bathroom and two double bedrooms. Externally is an enclosed rear yard.

Collingwood Road, Hartlepool, TS26 8QT

2 Bed - House - Mid Terrace

£45,000

EPC Rating: C

Council Tax Band: A

Tenure: Freehold



Collingwood Road, Hartlepool, TS26 8QT

GROUND FLOOR

ENTRANCE

uPVC double glazed glass panelled door, door into hallway.

HALLWAY

Staircase to first floor landing.

LOUNGE

11'6 x 11'5 (3.51m x 3.48m)

uPVC double glazed bay window to front, radiator.

DINING ROOM

11'6 x 11'6 (3.51m x 3.51m)

uPVC double glazed window to rear, radiator.

KITCHEN

12'3 x 6'8 (3.73m x 2.03m)

Wall, base and drawer units with matching worktops, inset sink and drainer, cooker point, space for fridge and freezer.

DOWNSTAIRS TOILET

White low level WC, wash hand basin.

FIRST FLOOR; LANDING

FAMILY BATHROOM/WC

White and chrome suite with panelled bath, pedestal wash hand basin and low level WC.

BEDROOM 1 (front)

13'9 x 11'3 (4.19m x 3.43m)

uPVC double glazed window, radiator.

BEDROOM 2 (rear)

11'6 x 7'7 (3.51m x 2.31m)

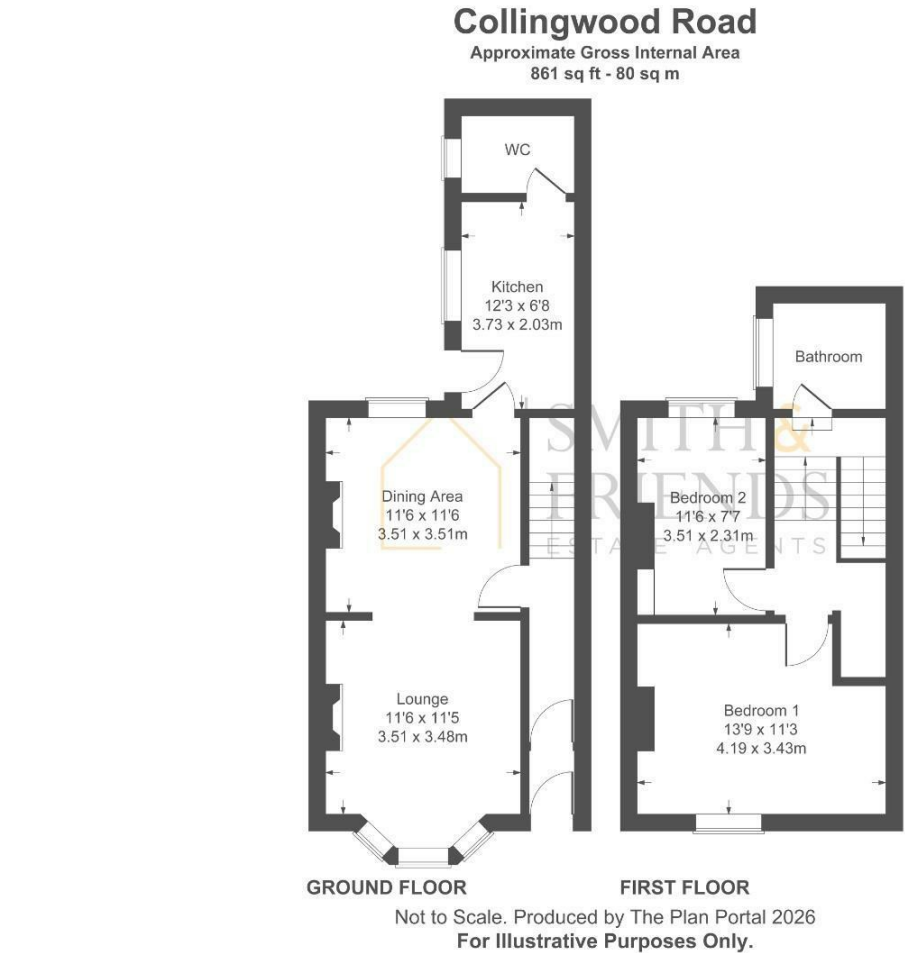
uPVC double glazed window, radiator.

EXTERNALLY

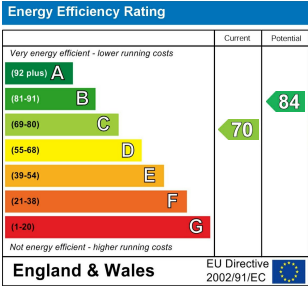
The property has a palisade to the front, with an enclosed yard to the rear.

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.



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, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.



106 York Road, Hartlepool, TS26 9DE
01429 891100
hartlepool@smith-and-friends.co.uk
www.smith-and-friends.co.uk

