



\*\*\* NO CHAIN INVOLVED \*\*\* A conveniently located two bedroom mid terraced property which would make an ideal investment opportunity. An internal viewing comes recommended to appreciate the home's full potential, with a layout which briefly comprises: generous front lounge, kitchen with space for free standing appliances, rear lobby with access to the ground floor bathroom which incorporates a three piece white suite and two bedrooms to the first floor. Externally is a small enclosed yard to the rear with gated access. Derby Street is located between Oxford Road and Cornwall Street with easy access to schools and amenities.

**Derby Street, Hartlepool, TS25 5SL**

**2 Bed - House - Mid Terrace**

**£40,000**

**EPC Rating: C**

**Council Tax Band: A**

**Tenure: Freehold**



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## GROUND FLOOR

### ENTRANCE

Direct access into the lounge via composite entrance door.



### LOUNGE

#### **15'10 x 13'5 (4.83m x 4.09m )**

A generous lounge with uPVC double glazed window to the front aspect, laminate flooring, spotlights to the ceiling, under stairs storage cupboard, convector radiator.

### INNER STAIRS

Tiled floor, stairs to the first floor, access into the kitchen.



### KITCHEN

#### **12'11 x 5'1 (3.94m x 1.55m)**

Fitted with a range of units to base and wall level with contrasting work surfaces, incorporating an inset single drainer stainless steel sink with mixer tap, space for free standing appliances including recess for cooker, panelling to walls and ceiling, tiled floor, uPVC double glazed window to the rear aspect, single radiator.

### REAR LOBBY

uPVC double glazed door to the rear yard, tiled floor, access to the bathroom.



## GROUND FLOOR BATHROOM/WC

#### **8'0 x 5'5 (2.44m x 1.65m)**

Fitted with a three piece white suite and chrome fittings comprising: panelled bath with dual taps and shower over, pedestal wash hand basin with dual taps, low level WC, panelling to splashback and ceiling, tiled flooring, uPVC double glazed window to the side aspect, convector radiator.



## FIRST FLOOR

### LANDING

Access to both bedrooms, uPVC double glazed window to the rear aspect, hatch to loft space.



### BEDROOM ONE

#### **13'5 x 8'0 extending to 12'11 (4.09m x 2.44m extending to 3.94m)**

Built-in storage cupboard, uPVC double glazed window to the front aspect, fitted carpet, single radiator.

## BEDROOM TWO

10'11 x 6'11 (3.33m x 2.11m)

A good size second bedroom with uPVC double glazed window to the rear aspect, fitted carpet, convector radiator.



## EXTERNALLY

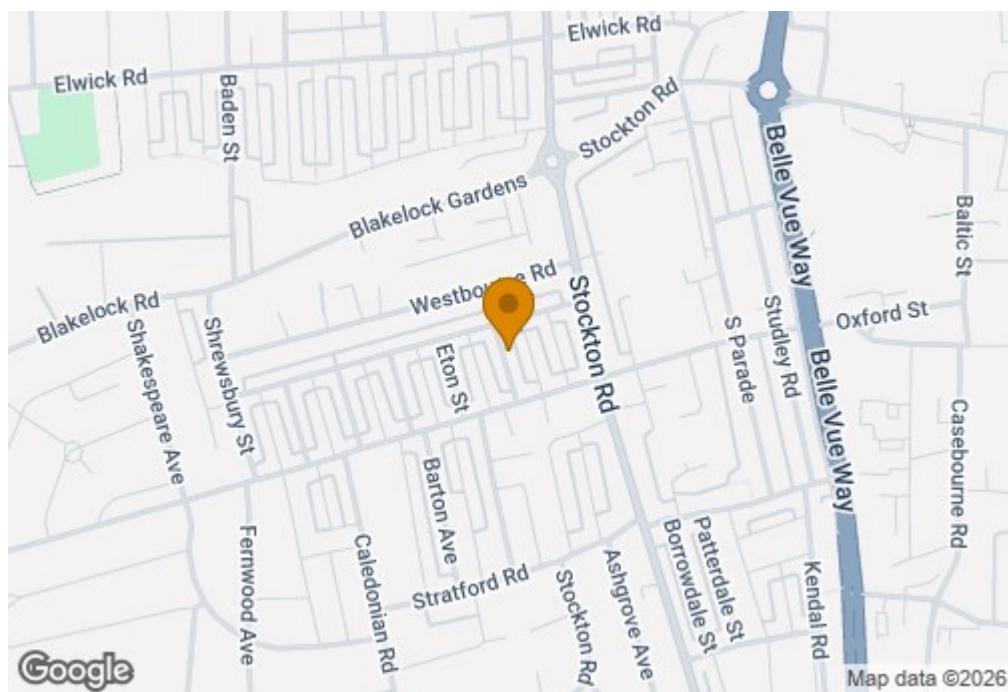
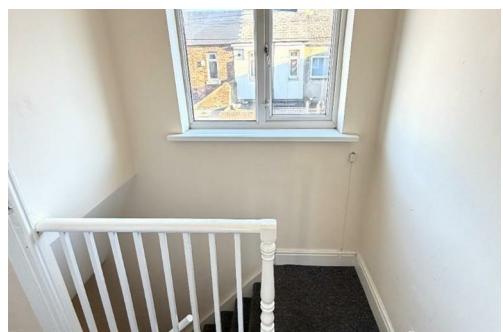
To the rear is an enclosed yard with gated access.

### NB 1

All services/appliances have not and will not be tested.

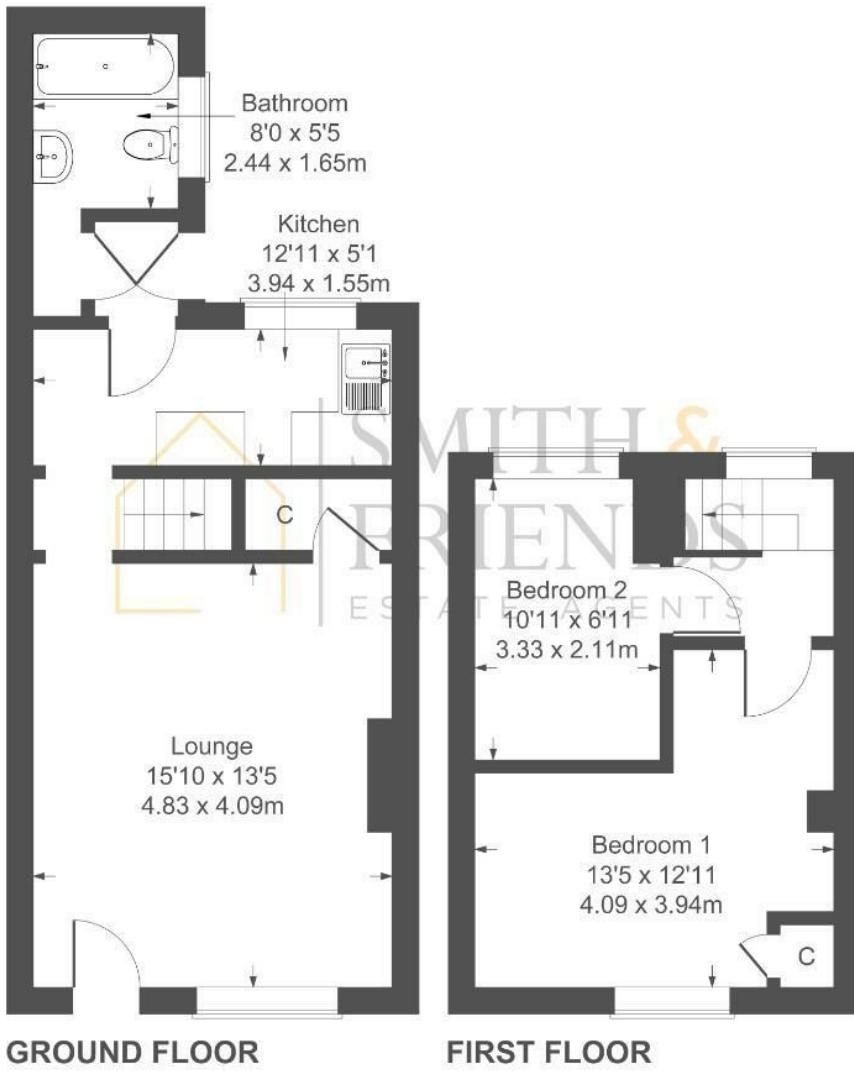
### NB 2

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.



## Derby Street

Approximate Gross Internal Area  
645 sq ft - 60 sq m



Not to Scale. Produced by The Plan Portal 2026  
For Illustrative Purposes Only.

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.

| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         | 89        |
| (81-91) B                                   |         |           |
| (69-80) C                                   | 69      |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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