



# 13 Dent Street

, Hartlepool, TS26 8AY

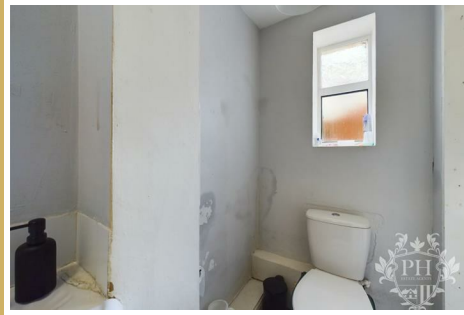
£45,000



# 13 Dent Street

, Hartlepool, TS26 8AY

£45,000



## HALLWAY

2'11" x 2'11" (0.89 x 0.90)

Entering through a White UPVC door is an ample size passage perfect for storing outerwear.

## RECEPTION ROOM

15'10" x 13'11" (4.83m x 4.24m)

The reception room is well presented & benefits from high ceilings and features a large double glazed window, light laminate flooring, a large radiator & feature wall with an electric fire.

## KITCHEN

13'5" x 6'0" (4.09m x 1.83m)

This modern kitchen consists of dark work surfaces and multiple white units, although the kitchen is small it is bright from the large window and has space for a fridge freezer, washer and oven. The kitchen benefits from dark lino which compliments the units.

## FAMILY BATHROOM

8'5" x 6'6" (2.57m x 1.98m)

W/C, bath, wash hand basin. grey Lino flooring, part tiled surround, UPVC double glazed window, extractor fan.

## LANDING

The landing gains access to the two bedrooms & loft space.

## BEDROOM ONE

10'0" x 13'11" (3.05m x 4.24m)

Bedroom one is a large double Situated to the front of the property comprising a large UPVC double glazed window, modern grey carpet , and radiator.

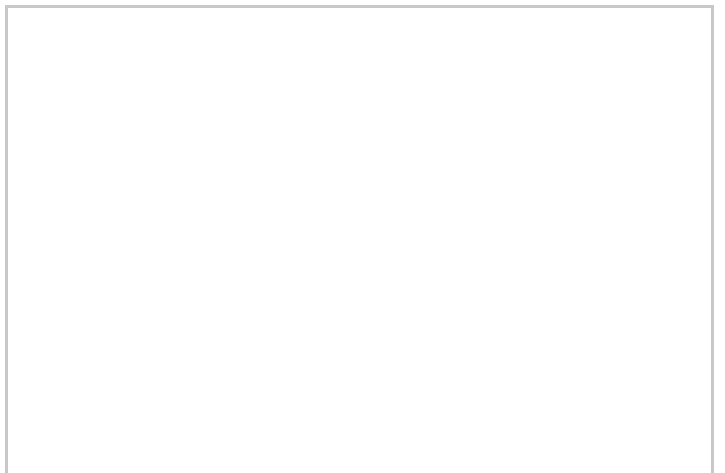
## BEDROOM TWO

8'9" x 6'10" (2.67m x 2.08m)

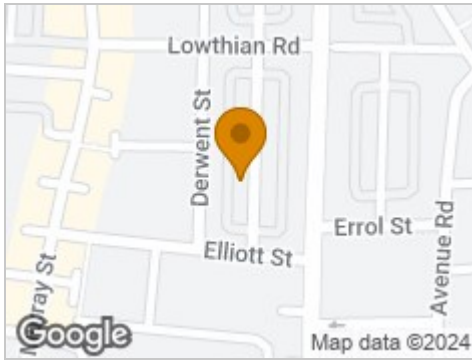
Bedroom two is the smallest of the two bedrooms with ample space for a single bed and limited storage space, Featuring UPVC double glazed window and large radiator. This room also has an access point to the loft space.

## EXTERNAL

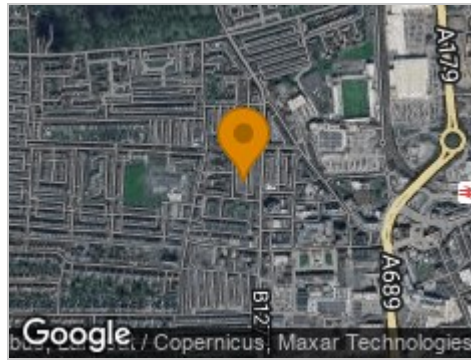
This property has a secure courtyard which is small and low maintenance with communal parking to the front.



## Road Map



## Hybrid Map



## Terrain Map



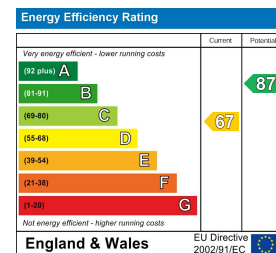
## Floor Plan



## Viewing

Please contact our Middlesbrough Office on 01642 462153 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.