

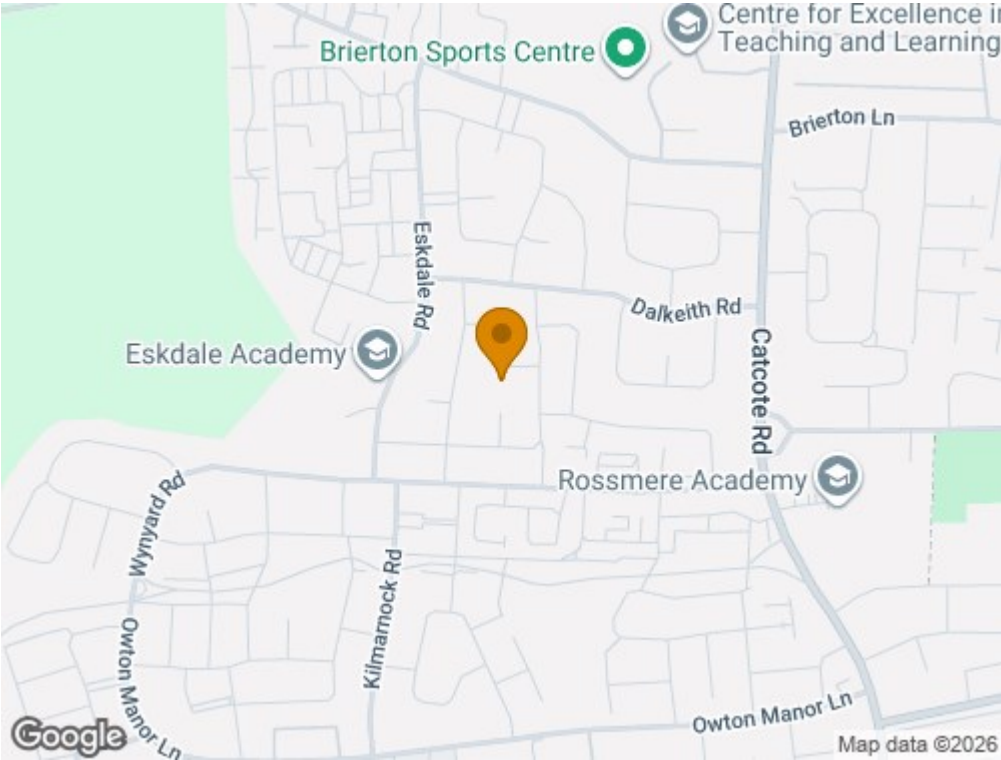


***** INVESTMENT OPPORTUNITY ***** A deceptively spacious two bedroom end terraced property occupying a pleasant set back position on Forth Grove, in the popular Owton Manor area of Hartlepool. The home overlooks a pedestrian green to the front, features a good size rear garden and further benefits from gas central heating and uPVC double glazing. Offered to the market with a long term tenant in situ, this offers a great opportunity for a buy-to-let landlord. The accommodation comprises: entrance hall with stairs to the first floor, dual aspect family lounge, kitchen/diner, two double bedrooms and a modernised bathroom which incorporates a three piece suite. Externally is a low maintenance front garden, side access and good size rear garden. Forth Grove is well situated for local schools and amenities.

Forth Grove, Owton Manor, Hartlepool, TS25 4EN
2 Bed - House - End Terrace
£79,950
EPC Rating: C
Council Tax Band: A
Tenure: Freehold



Forth Grove, Hartlepool, TS25 4EN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	70	
(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

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

