



**Howden Road, Hartlepool TS24 9PY**

**welcome to**

## **Howden Road, Hartlepool**

This is one for the investors out there with a secure long term tenant, who were the previous owners of the property paying £475 per calendar month.

### **Entrance Hall**

UPVC double glazed door to front, window to side, radiator.

### **Lounge**

15' 3" x 10' 5" maximum ( 4.65m x 3.17m maximum )  
Window to front, fireplace with electric fire, dado rail, radiator.

### **Kitchen / Diner**

16' 7" x 8' 4" ( 5.05m x 2.54m )  
Window to rear, fitted with a combination of wall and base units with contrasting working surfaces, incorporating stainless steel sink/drainers unit, recess for white goods, 2 storage cupboards, wall mounted gas central heating boiler, radiator.

### **First Floor Landing**

Window to side, loft void access.

### **Bedroom 1**

10' 9" maximum x 10' 3" excluding door recess ( 3.28m maximum x 3.12m excluding door recess )  
Window to front, storage cupboard, radiator.

### **Bedroom 2**

12' 7" x 8' 6" ( 3.84m x 2.59m )  
Window to rear, coved cornicing, radiator.

### **Bathroom**

Opaque window to rear, bath with electric shower over, pedestal wash hand basin, low level low flush WC, radiator.

### **Externally**

### **Front Garden**

Lawned, on street parking.

### **Rear Garden**

Large, lawned.

### **Agents Notes**

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





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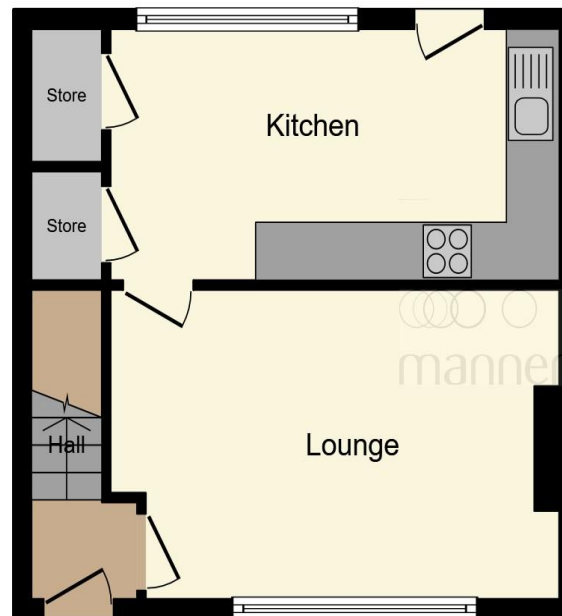
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## Howden Road, Hartlepool

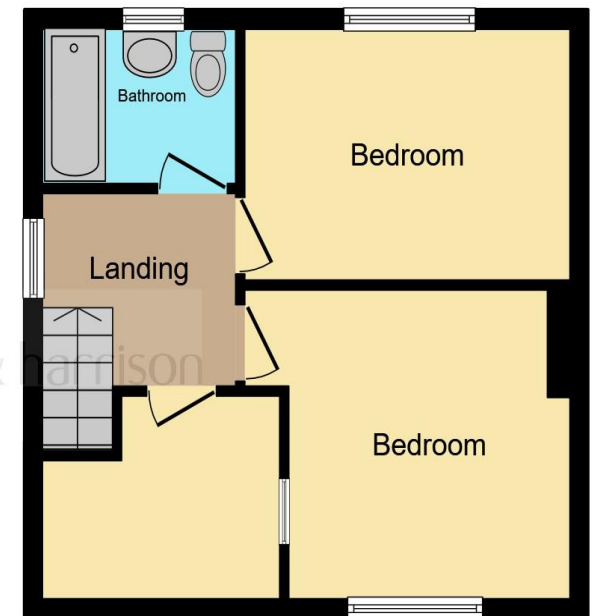
- SOLD WITH LONG TERM TENANT
- WELL MAINTAINED
- LARGE FRONT & REAR GARDENS
- ON STREET PARKING
- INVESTOR OPPORTUNITY

Tenure: Freehold EPC Rating: C  
Council Tax Band: A

**£70,000**



**Ground Floor**



**First Floor**

This floorplan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they should not be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely on its own inspection(s). Plan produced for Manners & Harrison. Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
HAR117263 - 0009

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