



**Colenso Street, Hartlepool, TS26 9BD**  
**3 Bed - House - End Terrace**  
**£82,950**

**Council Tax Band: A**  
**EPC Rating: D**  
**Tenure: Freehold**



**SMITH &**  
**FRIENDS**  
ESTATE AGENTS



## Colenso Street, TS26 9BD

**\*\* TO BE SOLD WITH TENANT IN SITU \*\*** A deceptively spacious three bedroom end terraced property with the advantage of a first floor bathroom and generous rear yard. The home is well situated within close proximity of local schools and amenities and would make an ideal investment opportunity, with the current tenant paying £700pcm, giving a yield of approximately 10%. The accommodation features uPVC double glazing and gas central heating, whilst in brief the layout comprises: entrance lobby, spacious front lounge, full width kitchen/diner with cooking range, three bedrooms, all with storage, and the family bathroom which incorporates a three piece white suite and chrome fittings. Externally is a larger than usual enclosed yard which has a westerly aspect. Colenso Street is situated off Elwick Road, with easy access to Hartlepool town centre.

### GROUND FLOOR

#### ENTRANCE LOBBY

Accessed via uPVC double glazed entrance door with matching side screen, built-in storage/cloaks cupboard, laminate flooring, door into lounge.

#### FRONT LOUNGE

**18'2 (into stairs) x 13'0 (5.54m (into stairs) x 3.96m)**

A good size lounge with uPVC double glazed window to front aspect, laminate flooring, turned staircase to first floor with fitted carpet and understairs storage cupboard, coving to ceiling, double radiator.

#### FULL WIDTH KITCHEN/DINER

**18'1 x 8'8 (5.51m x 2.64m)**

Fitted with a range of units to base and wall level with contrasting work surfaces, incorporating an inset one and a half bowl single drainer sink with mixer tap, range cooker with large oven and six ring gas hob, tiled splashback, recess for washing machine and dishwasher, space for fridge/freezer, three drawer base unit, two uPVC double glazed windows to the rear, uPVC double glazed door to the yard, dining space with radiator.

### FIRST FLOOR

#### LANDING

Fitted carpet, access to three bedrooms and bathroom.

#### BEDROOM ONE

**11'0 x 10'11 (3.35m x 3.33m)**

A good size master bedroom with two built-in double wardrobes, uPVC double glazed window to rear, fitted carpet, single radiator.

#### BEDROOM TWO

**11'0 x 10'11 (3.35m x 3.33m)**

Built-in wardrobe/storage cupboard, uPVC double glazed window to front aspect, single radiator.

#### BEDROOM THREE

**9'5 x 7'0 maximum measurement (2.87m x 2.13m maximum measurement)**

Over stairs storage cupboard/wardrobe, uPVC double glazed window to front aspect, single radiator.

#### FAMILY BATHROOM/WC

Fitted with a three piece white suite and chrome fittings comprising: panelled bath with dual taps and shower over, protective glass shower screen, pedestal wash hand basin with dual taps and low level WC, co-ordinated tiled splashback, uPVC double glazed window to rear, radiator.

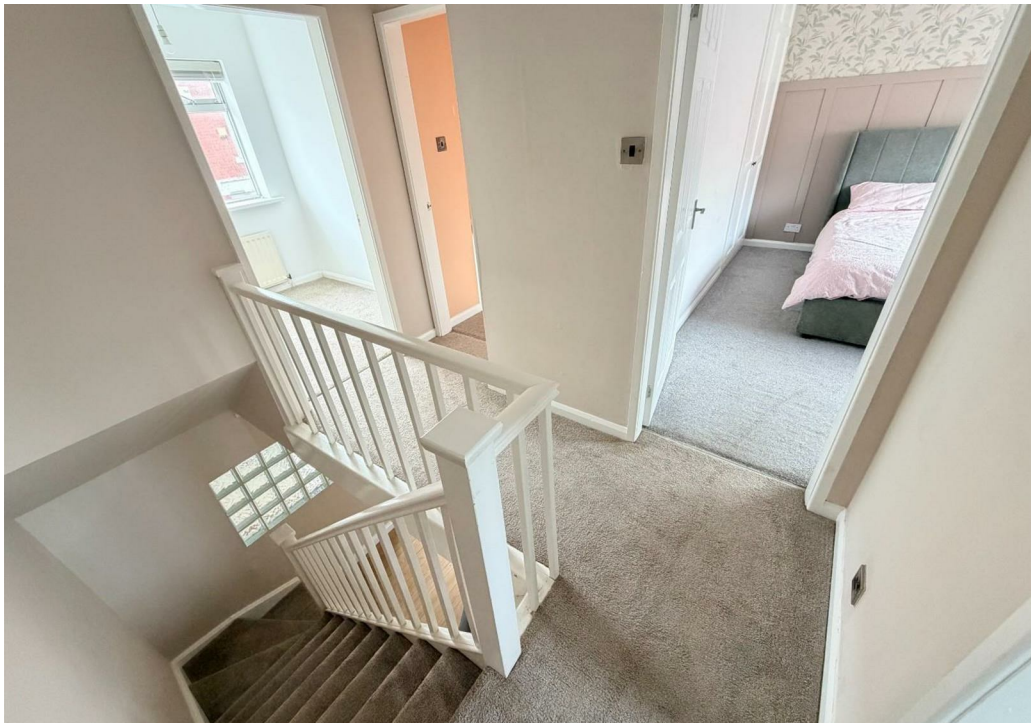
#### EXTERNALLY

To the rear of the property is a larger than usual enclosed yard which has a westerly aspect and double timber gates.

#### 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.

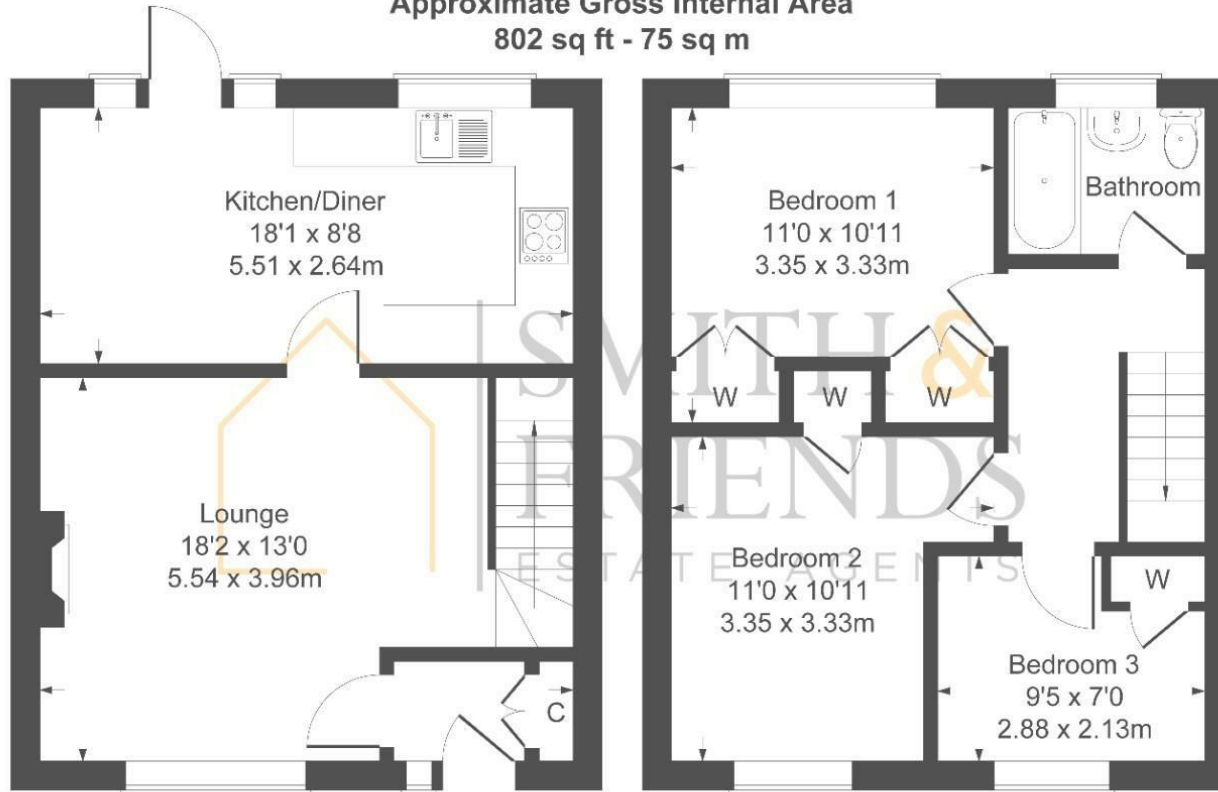






# Colenso Street

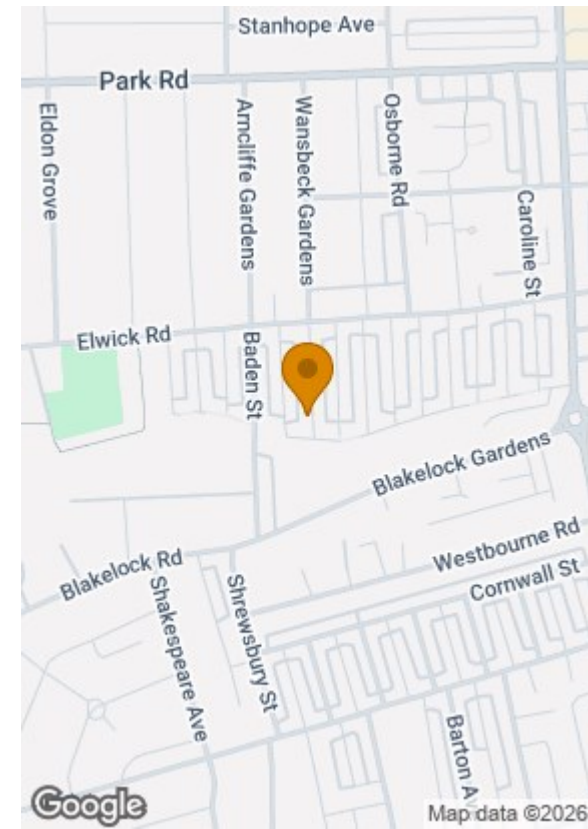
Approximate Gross Internal Area  
802 sq ft - 75 sq m



GROUND FLOOR

FIRST FLOOR

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	67	
(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 and conveyancing 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  
Tel: 01429 891100  
hartlepool@smith-and-friends.co.uk  
www.smith-and-friends.co.uk



SMITH &  
FRIENDS  
ESTATE AGENTS