



## 47 West Street

Blackhall Colliery, Hartlepool, TS27 4LP

**£65,000**



Nestled in the charming village of Blackhall Colliery, this delightful 2 bedroom terraced house on West Street presents an excellent opportunity for first-time buyers or savvy investors. With two well-proportioned reception rooms, this property offers ample space for relaxation and entertaining. The two bedrooms provide comfortable living quarters, while the bathroom is conveniently located to serve the household.

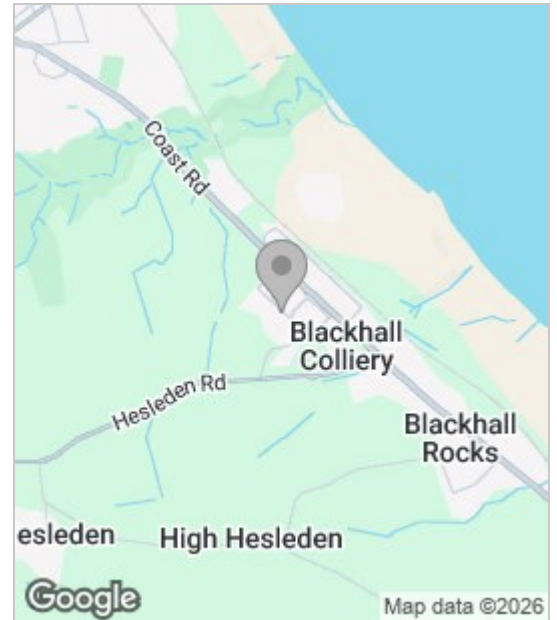
One of the standout features of this home is its vacant possession status, allowing for a smooth transition with no onward chain. This is particularly appealing for those looking to move in quickly or for investors seeking a property with a potential rental income of approximately £550 per calendar month.

The house is further enhanced by front and rear gardens, providing a lovely outdoor space for gardening or enjoying the fresh air. The property benefits from gas central heating and uPVC double glazing, ensuring warmth and energy efficiency throughout the year.

Located close to the sea, Blackhall Colliery offers a tranquil village lifestyle while still being within easy reach of local amenities. This property is a fantastic opportunity to secure a home in a picturesque setting, making it a must-see for anyone looking to invest in the area.



## Area Map



## Floor Plan



## Energy Efficiency Graph



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