



 **Safe & Secure**

**59 Derwent Street**

Hartlepool  
Cleveland  
TS26 8BN

**£475 pcm**

Mid Terraced House  
Two Bedrooms  
Close to All Amenities  
Ideal Starter Home  
Available Immediately





Safe and Secure welcome to the rental market this two bedroom mid-terraced house, available immediately on an unfurnished basis. Situated on Derwent Street, Hartlepool, the property would make an excellent starter home. The property is conveniently within access to all local amenities and Hartlepool Train Station.

Briefly comprising of: an entrance hall, lounge, kitchen, two bedrooms, family bathroom and yard to rear.

If you are interested please give our office a call on 0191 385 4477.

### ENTRANCE HALL

Double glazed entrance door.

### LOUNGE

14' 0" x 15' 10" (4.29m x 4.85m) Double glazed window to front, marble effect fireplace, telephone point, television point and radiator.

### KITCHEN

6' 7" x 16' 7" (2.02m x 5.06m) Tiled wall and floor, fitted wall and base units, work surfaces, 1 1/2 bowl sink and drainer unit, space for washing machine, combination boiler, radiator, double glazed window to rear and double glazed door to rear.

### BEDROOM 1

14' 1" x 13' 3" (4.30m x 4.06m) Double glazed window to front, built in storage cupboard and



radiator.

#### **BEDROOM 2**

7' 2" x 8' 10" (2.20m x 2.70m) Double glazed window to rear, access to loft space and radiator.

#### **BATHROOM**

Tiled walls, white three piece suite comprising of a panelled bath with shower over, pedestal wash hand basin, low level WC, radiator and double glazed window to rear.

#### **REAR YARD**

Paved area enclosed by brick boundaries with gated access.



Local Authority  
Council Tax Band  
EPC Rating

TBC



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PROPERTIES



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**Houghton le Spring**  
24-25 Westbourne Terrace  
Houghton Le Spring  
Tyne And Wear  
DH4 4QT

**Contact**  
0191 3854477  
[info@safinandsecureproperties.co.uk](mailto:info@safinandsecureproperties.co.uk)  
[safinandsecureproperties.co.uk](http://safinandsecureproperties.co.uk)

**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.