



**Stotfold Street, Hartlepool TS26 9HG**

**welcome to**

## **Stotfold Street, Hartlepool**

SOLD WITH TENANT IN SITU! A spacious four bedroom, two reception roomed, bay fronted terrace property, within close proximity to the town centre and ideally located for local amenities and bus links.

### **Entrance Hall**

Storage cupboard, radiator, door to front, stairs to first floor.

### **Lounge**

13' 4" (max) x 12' 9" (max) ( 4.06m (max) x 3.89m (max) )  
Bay window to front, radiator.

### **Dining Room**

10' 7" (max) x 10' 9" (max) ( 3.23m (max) x 3.28m (max) )  
Window to rear, radiator.

### **Kitchen**

7' (max) x 13' 8" (max) ( 2.13m (max) x 4.17m (max) )  
Wall and base units with contrasting working surfaces and tiled splashbacks, stainless steel sink and draining unit with mixer tap, recess for white goods, window to side, door to side.

### **Landing First Floor**

#### **Bedroom 1**

15' 9" (max) x 11' 2" (max) ( 4.80m (max) x 3.40m (max) )  
Two windows to front, open fireplace, radiator.

#### **Bedroom 2**

10' 7" (max) x 10' 1" (max) ( 3.23m (max) x 3.07m (max) )  
Window to rear, cupboard, open feature fireplace, radiator.

### **Second Floor**

#### **Bedroom 3**

15' 8" (max) x 12' 9" (max) ( 4.78m (max) x 3.89m (max) )  
Dormer window to front, radiator.

#### **Bedroom 4**

9' 6" (max) x 8' 4" (max) ( 2.90m (max) x 2.54m (max) )  
Skylight, radiator.

### **Family Bathroom**

Window to side, boiler, bath, low level low flush WC, radiator, pedestal wash hand basin.

### **Externally**

#### **Rear Garden**

Yard.

#### **Parking**

On street.





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welcome to

## Stotfold Street, Hartlepool

- CLOSE TO LOCAL AMENITIES
- FOUR BEDROOM
- TWO RECEPTION ROOMS
- SPACIOUS
- GREAT INVESTMENT

Tenure: Freehold EPC Rating: E

**£75,000**



This floor plan 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 cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
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