



23 Park Road

, Hartlepool, TS24 7PW

£150,000



Igomove take pleasure in offering to the market this excellent business/ residential property located in a central address ideal for a retail and investment portfolio, it provides a host of key desirable attributes which include; retail/ commercial office with reception to the ground floor, LARGE STORE ROOM, two offices and kitchen diner to the first floor, two bedrooms, lounge and shower room to the second floor, ample designated parking, uPVC double glazing, gas central heating, shutters, blinds, laminate flooring, freehold.



Superb location for a business venture, large shop front with huge display windows, well kept facade, corner premises with door into;

Entrance hall with stairs to first floor.

Large reception/ retail/ office space with suspended ceiling, feature lighting, modern flooring, reception desk.

Large store room.

To the first floor landing there is fitted storage and access to;

Large office with dual aspect windows, decorative coving and ceiling rose, laminate flooring, leading to;

Good size office with laminate flooring, neutrally presented.

Spacious kitchen diner fitted with a selection of wall and base cabinets with complimentary heat resistant surfaces, space for appliances, sink with chrome mixer tap, ample space to dine, dual aspect windows.

To the second floor;

Bedroom one is a spacious double, neutrally presented.

Bedroom two is of good proportions, neutral decor.

The lounge is spacious with neutral colour palette.

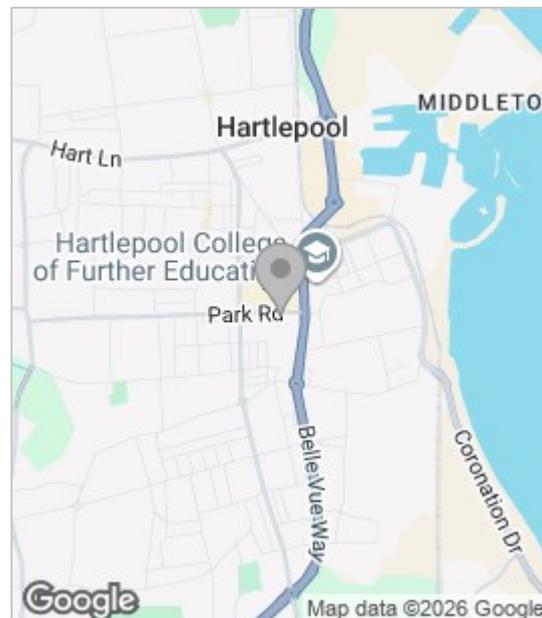
Modern shower room consisting of quadrant shower enclosure, close coupled WC and pedestal wash basin in white porcelain, complimentary tiling.

Outside there are off road parking bays for approximately 3 vehicles.

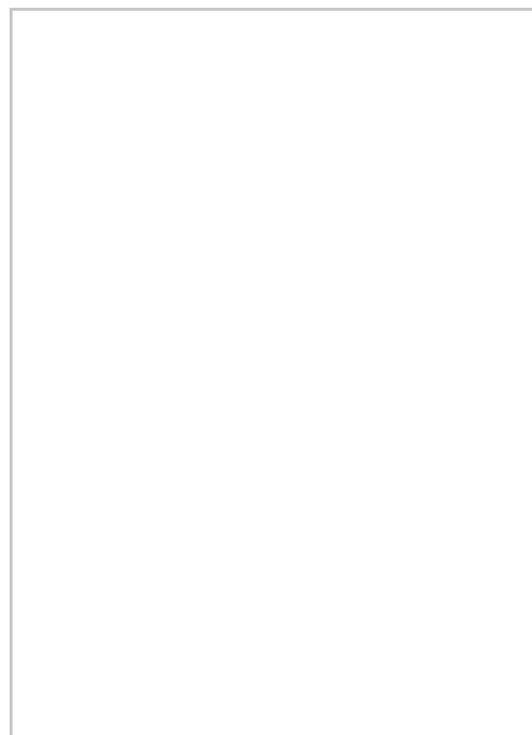
Cellar.

This excellent business opportunity providing potential for commercial and accommodation income is located in a prominent position and is sure to generate interest, contact the Igomove team today to discuss and inspect this exciting property.

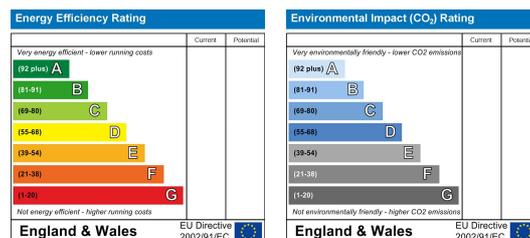
Area Map



Floor Plan



Energy Efficiency Graph



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