



**Shaw Grove, HARTLEPOOL, TS25 4PH**

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## **Shaw Grove, HARTLEPOOL**

Situated within the popular Rift House Estate, this charming two-bedroom mid-terraced home presents an excellent investment opportunity, offered for sale with a tenant in situ currently generating £550 per calendar month.

### **Entrance Hallway**

Entered via composite double glazed door, laminate flooring, stairs to first floor, radiator, understairs storage cupboard, door leading to lounge, door leading to kitchen/diner.

### **Lounge**

Dual aspect, UPVC double glazed window to front, UPVC double glazed french doors to rear, laminate flooring, radiator, TV point, wall mounted electric fire, coved cornicing.

### **Kitchen / Diner**

UPVC double glazed window to rear and side, UPVC double glazed door to side, vinyl flooring, space for dining table, radiator, TV point, range of white wall and base units with contrasting working surfaces, stainless steel sink/drainage with swan neck mixer tap, plumbing and recess for washing machine, inset electric hob, 4 ring electric hob with stainless steel extractor over, space for free standing fridge freezer.

### **First Floor Landing**

Laminate flooring, loft hatch access, doors leading to all principle rooms.

### **Bedroom 1**

2 UPVC double glazed windows to front, part restricted head space due to bulk head, 2 door built in storage cupboard, radiator.

### **Bedroom 2**

UPVC double glazed window to rear, built in storage cupboard housing a wall mounted Logic combination boiler, radiator.

### **Family Bathroom**

UPVC double glazed window to rear, low level low flush WC, wash hand basin with mixer tap, radiator,

vinyl flooring, bath with mixer tap and hand held shower attachment over, part tiled walls, extractor fan.



## Externally

### Front

Wall enclosed with wrought iron gate, blocked paving for ease of maintenance.

### Rear Garden

Fence enclosed, patio for ease of maintenance.



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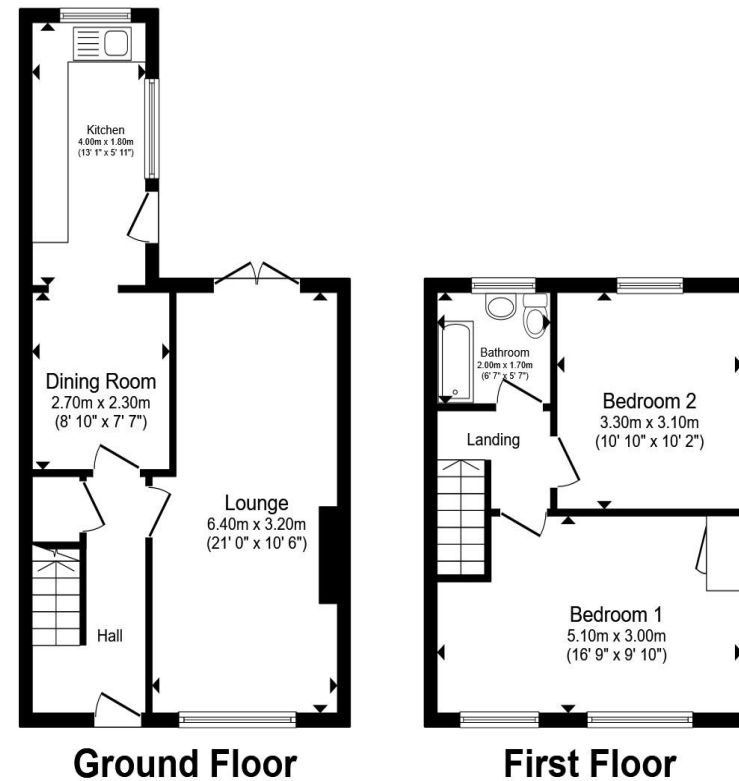
welcome to

## Shaw Grove, HARTLEPOOL

- DUAL ASPECT LOUNGE/ DINER
- TWO WELL SIZED BEDROOMS
- MODERN BATHROOM
- LOW MAINTENANCE GARDENS
- EXCELLENT OPPORTUNITY

Tenure: Freehold EPC Rating: C  
Council Tax Band: A

**£77,500**



Total floor area 73.1 m<sup>2</sup> (787 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

  
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Property Ref:  
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