



### 3 bed terraced house to buy in

West Street, Blackhall Colliery, Hartlepool,  
Durham, TS27 4LJ

**£67,499** Starting Bid

 x3  x1  x1

Tenure

**Freehold**

### Property features

- ✓ Three Bedrooms Terraced
- ✓ Ideal Investment Opportunity
- ✓ Sold With Tenant Situ
- ✓ Currently Achieving £600pcm
- ✓ EPC Rating C

On Street parking

Garden

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Description

**\*\*TENANTED INVESTMENT OPPORTUNITY - CURRENTLY LET AT £600PCM\*\***

TO BE SOLD VIA ONLINE AUCTION FEES APPLY.

Pattinson Estate Agents welcome for sale this impressive three-bedroom terraced property situated on West Street, Blackhall Colliery.

The property briefly comprises: porch, entrance way, living room, dining room, kitchen and a family bathroom are located on the ground floor. Three bedrooms are located on the first floor.

Externally the property offers on street parking to the front elevation. Fully enclosed and low maintenance yard to the rear elevation.

With its desirable location, overall condition, and attractive features, this property is an excellent choice for those seeking a comfortable and well-equipped home. Don't miss the opportunity to make this property your own. For any further information or to book your internal viewing please call Pattinson on 0191 5183521

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £67,499

Property Type: Terraced House

USPs: Garden

Parking: On Street

Heating: Gas

## External Front

On street parking to the front elevation.



## Porch/Entrance Way

Access via UPVC door, radiator and laminate flooring.



## Living Room

Double glazed window to the front elevation, tv point, radiator and laminate flooring.



## Dining Room

Double glazed window to the rear elevation, storage cupboard, radiator and laminate flooring.



## Kitchen

Double glazed windows to the rear elevation, range of wall and base units with work surfaces, sink and drainer unit, electric cooker, oven, plumbed for a washing machine, laminate flooring and a UPVC door leading to the yard.



## Bathroom

Three piece suite comprising; low level w/c, wash basin with stainless steel mixer tap, bath stainless steel mixer tap with overhead shower, radiator, cladded walls and vinyl flooring.



## Landing

Double glazed window to the front elevation, storage cupboard and carpet.



## Bedroom 1

Double glazed window to the front elevation, radiator and carpet.



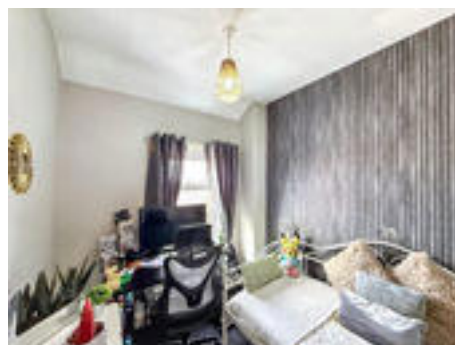
## Bedroom 2

Double glazed window to the rear elevation, radiator and carpet.



## Bedroom 3

Double glazed window to the rear elevation, radiator and carpet.

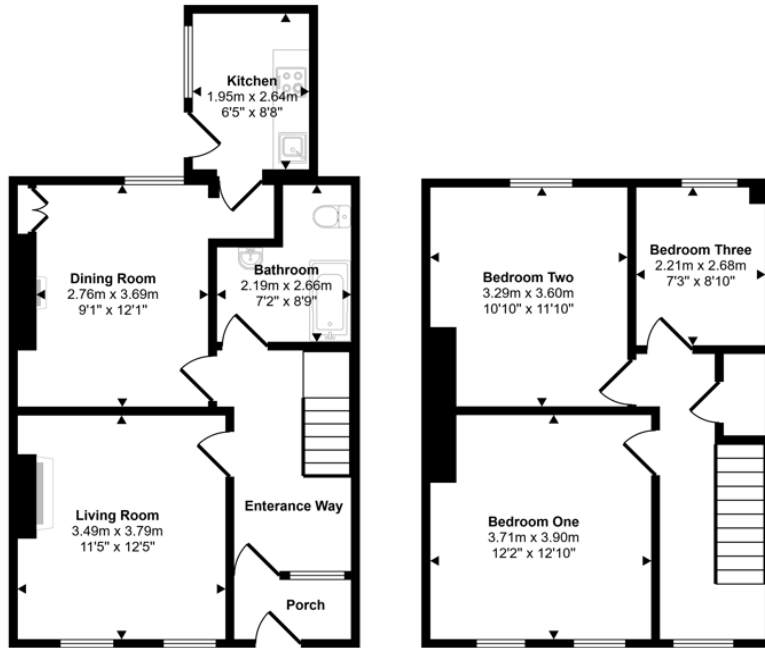


## External Rear

Fully enclosed, paved and low maintenance yard to the rear elevation.



Approx Gross Internal Area  
91 sq m / 983 sq ft



Ground Floor  
Approx 48 sq m / 518 sq ft

First Floor  
Approx 43 sq m / 465 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

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