

Ninth Street

Hartlepool, TS27 4EX



Offers in the Region Of £45,000

- Two Bedroomed Terrace Property
- Central Location
- Lounge and Dining Room
- Modern Kitchen
- Ground Floor Bathroom
- Must be Viewed

These particulars should not be relied on as statement of representation and fact and do not form nor constitute any part of an offer or contract of sale. Measurements are approximate only. Intending purchases must satisfy themselves by inspection or otherwise as correctness of these particulars. The vendor does not give and neither FJ Estates nor any person employed as an agent for FJ Estates, has any authority to make or give any representative or warranty what so ever whether verbally or otherwise in relation to this property.

FJ Estates are delighted to offer for sale this Two Bedroomed Terraced house in Blackhall Colliery, Hartlepool. The property benefits from UPVC Double Glazing and Gas Central Heating via combi boiler. This property briefly comprises of a lounge, Dining Room, fitted kitchen and Bathroom/wc with shower. To the first floor there are two spacious bedrooms. Externally there is a rear yard with gated access. This property must be viewed internally to fully appreciate.



PROPERTY PARTICULARS

Lounge 14' 1" x 12' 2" (4.29m x 3.71m)

With upvc entry door and window to the front elevation, feature fireplace and staircase up to the first floor accommodation.

Dining Room 14' 1" x 12' 0" (4.29m x 3.65m) Maximum Measurements

With upvc double glazed window to the rear elevation.

Kitchen 10' 4" x 6' 8" (3.15m x 2.03m)

With upvc double glazed door and window to the side elevation, fitted with a range of wall and floor mounted units, contrasting laminated working surfaces, stainless steel sink unit, cooker point and plumbing for washing machine.

Family Bathroom

With upvc double glazed window to the side elevation, white suite comprising of panelled bath with mixer shower tap, pedestal wash hand basin and low level wc.

Landing

With access to loft space and all first floor rooms.

Bedroom One 13' 6" x 10' 7" (4.11m x 3.22m)

With upvc double glazed window to the front elevation, two built in storage cupboards, one containing the combi boiler.



Bedroom Two 12' 11" x 9' 11" (3.93m x 3.02m)

With upvc double glazed window to the rear elevation.

Externally

To the rear of the property there is an enclosed yard with gated access.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



Scan QR using your mobile phone for further details or request a viewing

The measurements provided within these details are for guidance purposes only. It should be noted that services, fixtures, heating, gas and electrical systems mentioned within these details have not been tested by FJ Estates. If in doubt, purchasers should seek professional advice to ensure satisfaction. These particulars including photography were prepared by FJ Estates in accordance with the Sellers instruction.

