



## 2 bed terraced house to buy in

Eighth Street, Blackhall Colliery,  
Hartlepool, Durham, TS27 4EU

**£37,500** Starting Bid

🛏 x 2 🚿 x 1 🚿 x 2

Tenure

**Freehold**

On Street parking

Chain free

## Property features

- ✓ No Onward Chain
- ✓ Ready-Made Investment
- ✓ Potential Rental Income of £525
- ✓ Approx. 14.8% Annual Rental Yield
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

No Chain | Ready-Made Investment | Potential 14.8% Yield | Loft Room Conversion

Pattinson Estate Agents are delighted to present to the sales market this well-maintained two-bedroom terraced property, situated in the popular area of Blackhall Colliery, Hartlepool.

Offered with no onward chain, this property is an ideal turnkey investment opportunity or first-time purchase, with the added benefit of being ready to rent immediately.

From an investment perspective, the property offers a potential rental income of £525 PCM, equating to an impressive 14.8% annual rental yield, making it a highly attractive addition to any portfolio.

Internally, the home boasts two spacious reception rooms, comprising a comfortable lounge and a separate dining room, providing flexible living space suited to modern lifestyles. The property is very well kept and maintained throughout, allowing any buyer to move straight in or let out.

The property also features a practical, well-appointed kitchen, offering ample space for everyday cooking and functionality, along with a modern family bathroom fitted with contemporary fixtures and finishes.

To the first floor are two well-proportioned bedrooms, while the loft room has been converted and is currently utilised by the vendor as a third bedroom, offering additional versatile space.

Externally, the property benefits from an enclosed, sunny rear yard, complete with a useful storage shed—ideal for low-maintenance outdoor living.

Early viewing is highly recommended to appreciate the space, condition, and income potential on offer.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £37,500

Property Type: Terraced House

USPs: Chain free

Parking: On Street

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

## Lounge

4.26m x 3.73m (13'11" x 12'2")



## Dining Room

4.24m x 3.38m (13'10" x 11'1")



## Kitchen

2.06m x 1.99m (6'9" x 6'6")



## Family Bathroom



## Bedroom One

4.10m x 3.16m (13'5" x 10'4")



## Bedroom Two

3.88m x 3.05m (12'8" x 10'0")



## Loft Room

3.79m x 3.71m (12'5" x 12'2")

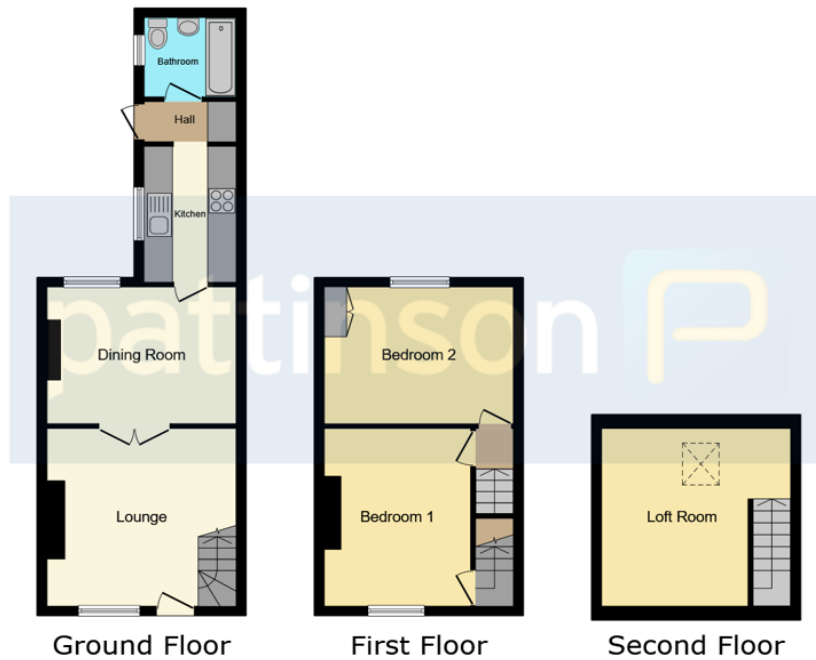


## External Front



## External Rear





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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	76
(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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