



### 3 bed terraced house to buy in

Windermere Road, Hartlepool, Hartlepool,  
Durham, TS25 1QN

**£60,000** Starting Bid

🏠 x 3 🚿 x 1 🚿 x 2

Tenure

**Freehold**

On Street parking

Garden

### Property features

- ✓ Three Bedrooms Terraced
- ✓ Ideal Investment Opportunity
- ✓ Downstairs Family Bathroom
- ✓ Large Rooms
- ✓ EPC Rating D

## Key Information

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

## Description

TO BE SOLD VIA ONLINE AUCTION FEES APPLY.

Pattinson Estate Agents welcome for sale this three-bedroom terraced property situated on Windermere Road, Hartlepool.

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

Externally the property offers on street parking to the front elevation. Fully enclosed courtyard to the rear elevation.

This property is an excellent choice for those seeking a tenanted investment. 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 5412141.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £60,000

Property Type: Terraced House

USPs: Garden

Parking: On Street

Heating: Gas

## External Front

On street parking to the front elevation.



## Entrance Way

1.00m x 1.00m (3'3" x 3'3")

Access via UPVC door and laminate flooring.



## Living Room

4.30m x 4.10m (14'1" x 13'5")

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



## Dining Room

3.00m x 2.40m (9'10" x 7'10")

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



## Kitchen

3.80m x 2.80m (12'5" x 9'2")

Bay window to the rear elevation, range of wall and base units with contrasting work surfaces, sink and drainer unit, radiator, electric cooker with oven, plumbed for washing machine and vinyl flooring.



## Bathroom

2.40m x 2.10m (7'10" x 6'10")

Double glazed window to the rear elevation, three piece suite comprising; low level w/c, wash basin with stainless steel taps, bath with stainless taps, cladded walls and vinyl flooring.



## Landing

3.70m x 1.70m (12'1" x 5'6")

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



## Bedroom 1

3.50m x 3.30m (11'5" x 10'9")

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



## Bedroom 2

3.50m x 2.60m (11'5" x 8'6")

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



## Bedroom 3

2.40m x 1.80m (7'10" x 5'10")

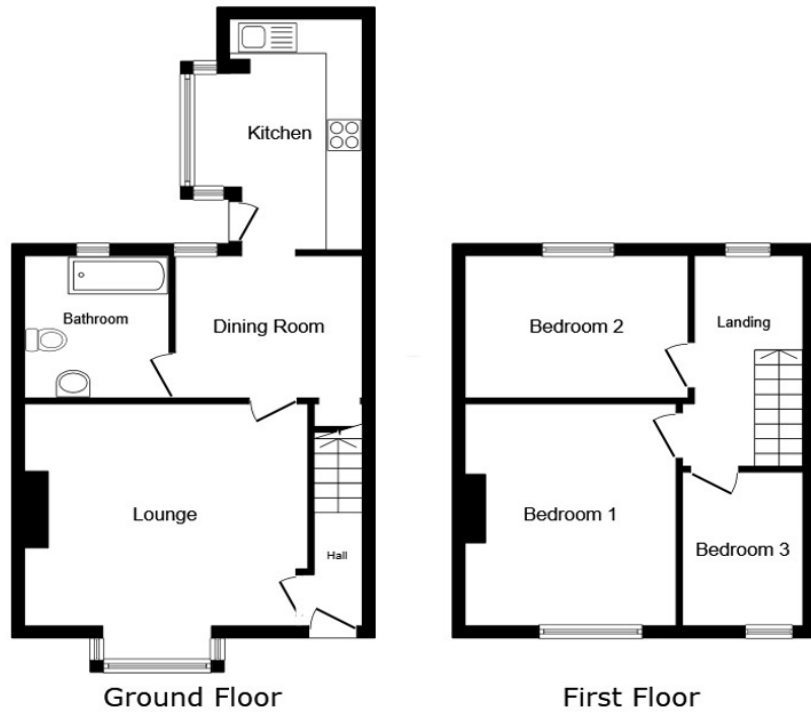
Double glazed window to the front elevation, radiator and laminate flooring.



## External Rear

Fully enclosed courtyard to the rear elevation.





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](http://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>			86
(69-80) <b>C</b>			
(55-68) <b>D</b>		67	
(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	

Windermere Road, Hartlepool, Hartlepool, Durham, TS25 1QN

Contact your local branch today for more information on this property:  
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<https://www.gandtproperties.co.uk/>

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