



## 2 bed semi-detached house to buy in TS24

Whin Meadows, Hartlepool, Hartlepool, Durham, TS24 9NU

**£75,000** Offers Over

 x 2  x 1

Tenure  
**Freehold**

Off Street parking

## Property features

- ✓ TWO BEDROOMS
- ✓ END TERRACE
- ✓ DOUBLE GLAZED
- ✓ GAS CENTRAL HEATING
- ✓ EPC Rating B

## Key Information

- ✓ EPC Rating: B
- ✓ Heating supply: Gas

## Arrange a viewing

Melanie Devine  
Branch Manager  
Stockton On Tees

01642 210132  
stockton@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Ideal investment opportunity, currently rented at 475pcm.

We are pleased to offer to the sale market this two bedroom end terrace situated on Whin Meadows, Hartlepool. The property briefly comprises of entrance, lobby, lounge, kitchen/diner, first floor landing, two bedrooms, bathroom/wc, driveway to the front of the property and garden to the rear. The property also benefits from gas central heating and double glazing. To arrange an internal inspection please contact the office today.

Tenure: Freehold

Price: Offers Over £75,000

Property Type: Semi-detached house

Parking: Off Street

Heating: Gas

## EXTERNAL

Driveway to the front of the property and garden with patio area to the rear



## BATHROOM/WC

Double glazed window to the rear aspect, low level wc, pedestal wash hand basin, panelled bath, part tiled walls and radiator



## BEDROOM TWO

3.40m x 2.10m (11'1" x 6'10")

Double glazed window to rear aspect and radiator



## BEDROOM ONE

3.80m x 2.60m (12'5" x 8'6")

Double glazed window to the front aspect and radiator



## FIRST FLOOR LANDING

Double glazed window to the side aspect

## KITCHEN/DINER

3.80m x 2.40m (12'5" x 7'10")

Double glazed door leading to the rear external, fitted wall and base units, roll top work surfaces, stainless steel sink unit with mixer tap, gas cooker point, extractor hood, part tiled walls, radiator and plumbed for washing machine



## LOUNGE

4.40m x 3.80m (14'5" x 12'5")

Double glazed window to the front aspect, coal effect fire with marble back, two radiators, TV point and telephone point



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## ENTRANCE

Via hardwood door



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	85	87
(69-80) <b>C</b>		
(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:

**20 Bishop Street, Stockton, Cleveland, TS18 1SY, Tel: 01642 210132, [stockton@pattinson.co.uk](mailto:stockton@pattinson.co.uk), [www.pattinson.co.uk](http://www.pattinson.co.uk)**

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