



### 3 bed terraced house to buy in

Ivanhoe Crescent, Hartlepool, Hartlepool,  
Durham, TS25 3HX

**£99,000** Starting Bid

 x3  x1  x1

Tenure

**Freehold**

Driveway parking

Garden

### Property features

- ✓ Three Bedrooms Terraced
- ✓ Ideal For First-Time Buyers Or Investors
- ✓ Potential Rental Return £700pcm
- ✓ Driveway
- ✓ EPC Rating C

## Key Information

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

## Arrange a viewing

Nicola Rothwell  
Assistant Manager  
The Hub

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Pattinson Estate Agents welcome for sale this three bedrooms terraced property situated on Ivanhoe Crescent, Hartlepool.

**\*\*WALK THROUGH VIDEO TOUR AVAILABLE\*\***

The property briefly comprises : kitchen, living room and dining area are located on the ground floor. Three bedrooms, w/c and a shower room are located on the first floor.

Externally the property offers a paved driveway to the front elevation, Fully enclosed, well presented and low maintenance garden 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.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £99,000

Property Type: Terraced House

USPs: Garden

Parking: Driveway

Heating: Gas

## External Front

Paved driveway to the front elevation.



## Living Room

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



## Dining Area

Patio door leading to the garden, radiator and laminate flooring.



## Kitchen

Double glazed window to the front elevation, range of wall and base units with work surfaces, sink and drainer unit, 8 gas cooker, oven, plumbed for a washing machine, dryer, radiator, tiled flooring, storage cupboard, patio doors leading to the garden and a UPVC door to the front elevation.



## Landing

Double glazed window to the rear elevation, access to the loft and carpet.



## Bedroom 1

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



## Bedroom 2

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



## Bedroom 3

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



## Shower Room

Double glazed windows to the rear elevation, wash basin with stainless steel taps, walk in shower, radiator, tiles walls and vinyl flooring.



## W/C

Double glazed windows to the rear elevation, low level w/c, tiles walls and vinyl flooring.

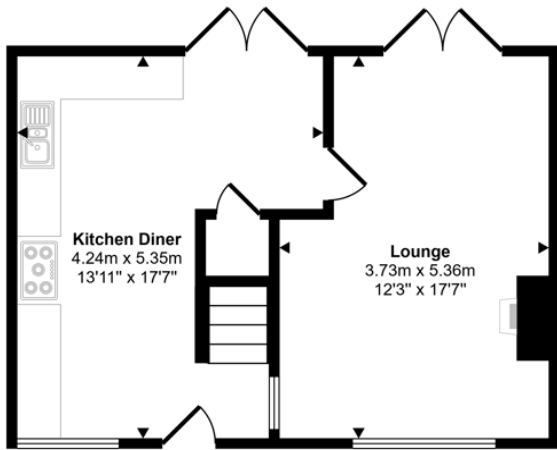


## External Rear

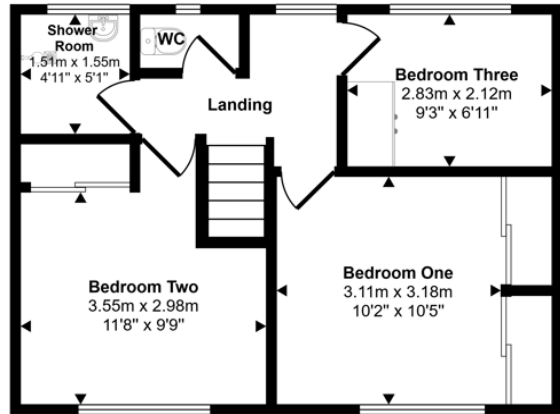
Fully enclosed, well presented and low maintenance garden to the rear elevation.



Approx Gross Internal Area  
80 sq m / 862 sq ft



Ground Floor  
Approx 39 sq m / 425 sq ft



First Floor  
Approx 41 sq m / 437 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>	70	
(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	

Ivanhoe Crescent, Hartlepool, Hartlepool, Durham, TS25 3HX

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

**Level 2 Yoden Way, Peterlee, Durham, SR8 1BP, Tel: 0191 541 2141, [thehub@pattinson.co.uk](mailto:thehub@pattinson.co.uk),  
[www.pattinson.co.uk](http://www.pattinson.co.uk)**

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