

## WEST VIEW ROAD, HARTLEPOOL, TS24 0BW



- ▲ In Ready to Move in or Rent Condition
- ▲ Three Bedrooms & Downstairs Shower Room
- ▲ Comes with a Tenant in Situ Generating £6,000 Per Annum
- ▲ South/Westerly Facing Rear Yard
- ▲ Two Reception Rooms & Kitchen with Modern Units
- ▲ Gas Central Heating with Brand New Boiler

**£59,750**

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This three bedroom mid terraced comes to the market with a tenant in situ generating £6,000 per annum and is in ready to move in or rent condition with a brand new boiler, south/westerly facing rear yard and kitchen/diner with modern units.

Comprising entrance hall, front lounge, kitchen/diner with modern units, utility room and shower room. On the first floor there are three bedrooms. Outside there is a rear yard with rear gated access.

Other features gas central heating, UPVC double glazed windows and composite rear door.

### **GROUND FLOOR**

**ENTRANCE HALL** - Wood entrance door with glass inlay and staircase to the first floor.

**LOUNGE - 3.96m (13') into alcoves x 3.45m (11'4")**  
With radiator, storage cupboard, and living flame electric fire with tiled surround.

### **KITCHEN DINER - 4.98m x 3.23m (16'4" x 10'7")**

Fitted with a range of modern white high gloss wall, drawer, and floor units with complementary marble effect work surface, stainless steel sink with mixer tap and drainer, four ring gas hob with electric extractor fan over, electric oven, integrated microwave, wall mounted combination boiler, radiator and under stairs cupboard.

### **UTILITY AREA - 2.18m x 2m (7'2" x 6'7")**

White high gloss floor unit with marble effect work surface, stainless steel sink with mixer tap over, plumbing for washing machine, tile effect vinyl flooring and composite door opening to the rear garden.

**SHOWER ROOM** - Fitted with a white three-piece suite comprising walk-in shower with waterproof panelled walls and shower over, wash hand basin with mixer tap, low level WC and tile effect vinyl flooring.

### **FIRST FLOOR**

**LANDING** - With loft access.

**TO VIEW:** Tel: 01642 955140  
10 Town Square, Billingham, TS23 2LY

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**BEDROOM ONE - 4.98m (16'4") into wardrobes and alcoves x 3.28m (10'9")**

With radiator and built-in wardrobes.

**BEDROOM TWO - 3.48m (11'5") x 2.7m (8'10") into alcove**

With radiator.

**BEDROOM THREE - 2.5m x 2.18m (8'2" x 7'2")**

With radiator.

### **EXTERNALLY**

**REAR YARD** - A concrete rear yard with a southerly facing aspect and rear gated access to the alleyway.

**AGENTS REF:** - MH/LS/BIL220639/08122022

**Council Tax Band:** A      **Tenure:** Freehold

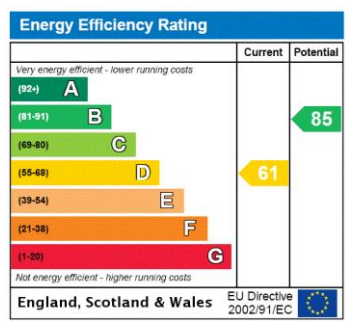
**TO VIEW:** Contact our Billingham office on

Tel: 01642 955140





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