



0 Bedrooms

An excellent investment opportunity or ideal for first-time buyers, this terraced house is situated in a highly sought-after area and offers great potential with some refurbishment. Featuring a spacious living room, a kitchen, and two bedrooms with an attic conversion, this property has the perfect foundation to create your dream home. Conveniently located near local amenities, transport links, and green spaces, this property offers both comfort and accessibility. Don't miss out on the chance to transform this

Wensleydale Square

Hartlepool, County Durham, TS25

Asking Price:

£60,000

EPC Rating: D



Living Room:

15'1" x 12'2" (4.6m x 3.7m)

Laminate flooring, radiator, UPVC double glazed window.

Kitchen:

8'10" x 15'5" (2.7m x 4.7m)

Kitchen cabinets with counter top, gas hob, oven, extractor fan, stainless steel sink basin with tap, UPVC double glazed window with laminate flooring.

WC:

Toilet, sink basin with tap.

Bathroom:

Bath with overhaed shower, toilet, sink basin with tap.

Bedroom one:

10'10" x 11'6" (3.3m x 3.5m)

Laminate flooring, UPVC double glazed window, radiator, fitted wardrobes.

Bedroom two:

10'10" x 9'2" (3.3m x 2.8m)

Laminate flooring, UPVC double glazed window, radiator.



For additional information and full photo gallery please visit www.holbrookandco.co.uk



Attic conversion:

Laminate flooring, UPVC double glazed window, radiator.

Material information:

We are advised by the seller that the property has mains provide gas, electricity, water and drainage.

MAINTENANCE/SERVICE CHARGES-n/a

PARKING ARRANGEMENTS: On street



BROADBAND SPEED: The maximum speed for broadband in this area is shown by inputting the postcode at the following link here> [Broadband Speed Checker - UK's No.1 Broadband Speed Test](#)

ELECTRIC CAR CHARGER- No

MOBILE PHONE SIGNAL: No known issues at the property



NORTH EAST OF ENGLAND- EX MINING AREA: We operate in an ex-mining area. This property may have been built on or near an ex-mining site. Further information can/will be clarified by the Solicitors prior to completion. The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.

Disclaimer:

Your home is at risk if you do not keep up repayments on your mortgage or other loans secured on it. It is now a legal requirement under the Estate Agents Act 1991, to establish what mortgage, if any, is required and to confirm the applicants ability to obtain this finance. If you need any help or advice over obtaining a mortgage, our mortgage department will be pleased to help and advise you on all Building Society or Bank mortgages without obligation. This service is available even if you are not buying via ourselves. Written quotations available on request. There is no charge for this service. Please note that all sizes have been measured with an electronic measuring tape and



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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract