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40 Church Street, Shildon, Co. Durham DL4 1DX

## Ninth Street Hartlepool, TS27 4EX



### Monthly Rental Of £495

- Two Bedrooomed Terrace Property
- Central Location
- Lounge and Dining Room
- Modern Kitchen
- Ground Floor Bathroom
- Must be Viewed

These particulars should not be relied on as statement of representation and fact and do not form nor constitute any part of an offer or contract of sale. Measurements are approximate only. Intending purchases must satisfy themselves by inspection or otherwise as correctness of these particulars. The vendor does not give and neither FJ Estates nor any person employed as an agent for FJ Estates, has any authority to make or give any representative or warranty what so ever whether verbally or otherwise in relation to this property.

**FJ Estates are delighted to offer for sale this Two Bedrooomed Terraced house in Blackhall Colliery, Hartlepool. The property benefits from UPVC Double Glazing and Gas Central Heating via combi boiler. This property briefly comprises of a lounge, Dining Room, fitted kitchen and Bathroom/wc with shower. To the first floor there are two spacious bedrooms. Externally there is a rear yard with gated access. This property must be viewed internally to fully appreciate.**



## PROPERTY PARTICULARS

### **Lounge** 14' 1" x 12' 2" (4.29m x 3.71m)

With upvc entry door and window to the front elevation, feature fireplace and staircase up to the first floor accommodation.

### **Dining Room** 14' 1" x 12' 0" (4.29m x 3.65m) Maximum Measurements

With upvc double glazed window to the rear elevation.



### **Kitchen** 10' 4" x 6' 8" (3.15m x 2.03m)

With upvc double glazed door and window to the side elevation, fitted with a range of wall and floor mounted units, contrasting laminated working surfaces, stainless steel sink unit, cooker point and plumbing for washing machine.



### **Family Bathroom**

With upvc double glazed window to the side elevation, white suite comprising of panelled bath with mixer shower tap, pedestal wash hand basin and low level wc.

### **Landing**

With access to loft space and all first floor rooms.

### **Bedroom One** 13' 6" x 10' 7" (4.11m x 3.22m)

With upvc double glazed window to the front elevation, two built in storage cupboards, one containing the combi boiler.

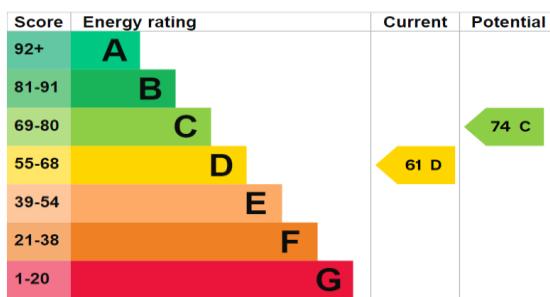


## Bedroom Two 12' 11" x 9' 11" (3.93m x 3.02m)

With upvc double glazed window to the rear elevation.

## Externally

To the rear of the property there is an enclosed yard with gated access.



Scan QR using your mobile phone for further details or request a viewing

The measurements provided within these details are for guidance purposes only. It should be noted that services, fixtures, heating, gas and electrical systems mentioned within these details have not been tested by FJ Estates. If in doubt, purchasers should seek professional advice to ensure satisfaction. These particulars including photography were prepared by FJ Estates in accordance with the Sellers instruction.

