



## Seventh Street, Blackhall Colliery, Hartlepool, TS27 4ET

Investment Property | Potential High 13.7 % Yield | Two Double Bedrooms | Two Reception Rooms  
Contemporary Kitchen | Lovely Bathroom | Gas Heating via Combi | Double Glazed

**Asking Price: £35,000**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

## **Seventh Street, Blackhall Colliery, Hartlepool, TS27 4ET**

INVESTMENT PROPERTY - POTENTIAL 13.7% YIELD ... This exceptional two bedroom property has just become available and offers a ready to let sought after investment which is positioned within easy reach of the local high street shops, schools, health centre and library. The accommodation includes a lounge, dining room, wonderful Kitchen, lovely bathroom and both double glazing and ga central heating via a combi boiler. Contact Hunters, based in te Castle Dene Shopping Centre in Peterlee for further information regarding our lettings services on 01915863836.

### **LOUNGE**

*3.94m (12' 11") x 3.86m (12' 8") into recess*

This wonderful principle reception is positioned to the front of the property and includes attractive laminated flooring complimenting the feature open newel posted spindle stairwell to the first floor landing area together with a double glazed window and an external double glazed external door. Accompaniments include a radiator and a door to the dining room.



### **ADDITIONAL IMAGE**



### **DINING ROOM**

*3.61m (11' 10") x 3.48m (11' 5")*

Nestled to the rear of the home this exceptional second reception room offers a continuation of the attractive laminated flooring from the lounge leading to a double glazed window offering views over the rear courtyard and also incorporates a door to the kitchen together with a radiator.



### **KITCHEN**

*3.10m (10' 2") x 2.11m (6' 11")*

The fabulous kitchen displays a wealth of wall and floor cabinets finished in a high gloss white colour and contrasting laminated work surfaces integrating a stainless steel sink and drainer unit complete with mixer tap fittings positioned beneath the double glazed window overlooking the enclosed courtyard. Additional attributes include a four ring gas hob and an underbench electric oven with an overhead contemporary brushed steel extractor canopy, feature laminated flooring and plumbing for an automatic washing machine. Accompaniments include space for a fridge freezer, an external double glazed door, a radiator and a further internal door to the bathroom.



### ADDITIONAL IMAGE



### BATHROOM

1.68m (5' 6") x 1.50m (4' 11")

The delightful bathroom is situated off the kitchen and includes a white suite comprising of a panel bath with shower mixer taps, a low level W/c and a pedestal hand was basin. Accompaniments include an elevated chrome finished towel radiator, an extractor fan and a double glazed window.



### FIRST FLOOR LANDING

Situated at the top of the stairwell from the lounge, the landing offers two doors to the two double bedrooms and convenient loft access.



### MASTER BEDROOM

4.31m (14' 2") x 2.85m (9' 4")

Located at the front of the residence, this wonderful master bedroom includes two fitted cupboards, a radiator and a double glazed window.



### SECOND BEDROOM

3.98m (13' 1") x 3.06m (10' 0")

This well appointed second double bedroom provides a fitted double wardrobe, a radiator and double glazed window to the rear elevation.



### EXTERNAL

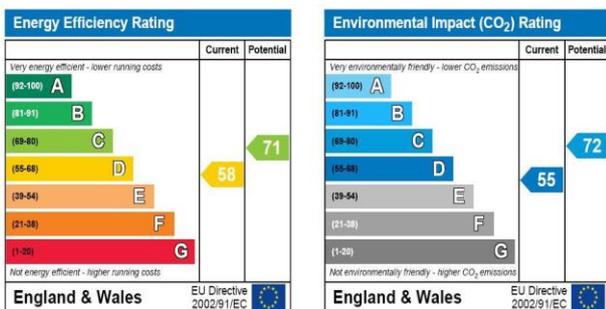
To the rear of the property there is a walled private enclosed courtyard accessed via the rear lane and an exterior door from the kitchen.



**ADDITIONAL IMAGE**



**ENERGY PERFORMANCE RATING**



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

**OPENING HOURS**

Monday - Friday: 9am - 5pm  
 Saturday: 9am - 12pm  
 Sunday: Closed

**THINKING OF SELLING?**

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Hunters 5 Yoden Way, Castledene Shopping Centre, Peterlee, Durham, SR8 1BP 0191 586 38 36  
 peterlee@hunters.com

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

