



*** NO CHAIN INVOLVED *** AVAILABLE IMMEDIATELY *** A conveniently located TWO BEDROOM mid terraced property with a south west facing rear garden and the potential for off street parking. The home is in need of attention, but features uPVC double glazing to most areas and gas central heating. An internal viewing is recommended to appreciate the home's potential, with a layout which briefly comprises: entrance vestibule through to the lounge with stairs to the first floor, rear kitchen with door to the garden, two bedrooms, master with storage and wet room/shower room. Externally are gardens to the front and rear. Derwent Street is situated within walking distance of amenities and only a short stroll from Hartlepool town centre. An ideal investment opportunity.

Derwent Street, Hartlepool, TS26 8BQ
2 Bed - House - Mid Terrace
£39,950
EPC Rating: C
Council Tax Band: A
Tenure: Freehold



Derwent Street, Hartlepool, TS26 8BQ

GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via panelled entrance door with glazed inserts, uPVC double glazed window.

FRONT LOUNGE

14'6 x 11'7 (4.42m x 3.53m)

uPVC double glazed window to the front aspect, stairs to the first floor, convector radiator.

REAR KITCHEN

11'7 x 6'11 (3.53m x 2.11m)

Door to the rear garden, uPVC double glazed window to the rear aspect, Main gas central heating boiler, convector radiator.

FIRST FLOOR

LANDING

Hatch to loft space, access to bedrooms and shower room.

BEDROOM ONE

11'8 x 11'5 (3.56m x 3.48m)

uPVC double glazed window to the front aspect, built-in storage cupboard/wardrobe, convector radiator.

BEDROOM TWO

9'10 x 5'5 (3.00m x 1.65m)

uPVC double glazed window to the rear aspect, convector radiator.

WET ROOM/SHOWER ROOM

7'1 x 5'9 (2.16m x 1.75m)

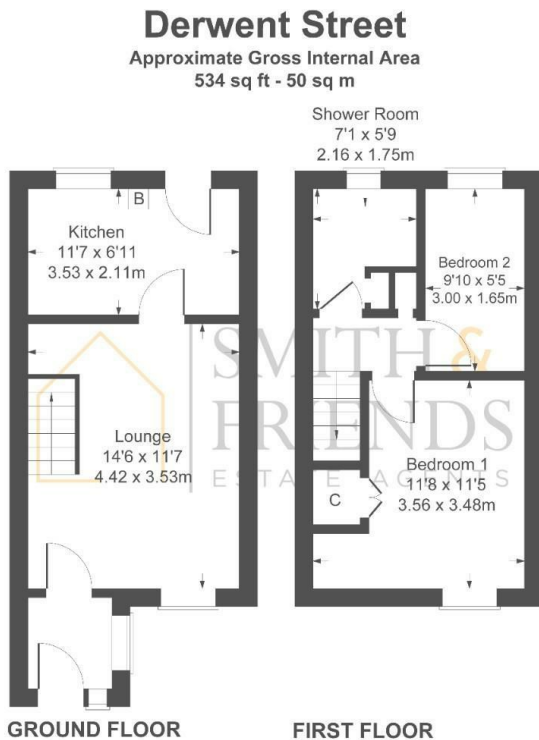
Walk-in shower area and basin, uPVC double glazed window to the rear aspect, convector radiator.

EXTERNALLY

The property features a low maintenance front, with potential for off street parking. The rear garden enjoys a south westerly aspect.

NB

Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

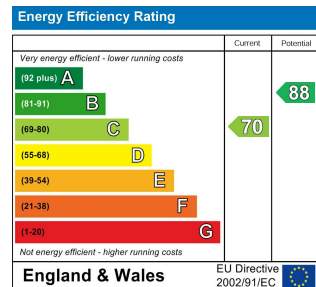


Not to Scale. Produced by The Plan Portal 2025

For Illustrative Purposes Only.



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.



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