



A deceptively spacious THREE BEDROOM end terraced property which would make an ideal investment opportunity, with TWO RECEPTION ROOMS. The home is offered to the market for sale with a long term tenant and comes with an internal viewing recommended. The accommodation is warmed by gas central heating, features uPVC double glazing and briefly comprises: spacious entrance hall with stairs to the first floor, bay fronted lounge, generous rear reception room, kitchen, three good size bedrooms and first floor bathroom with separate WC. Externally, the property features a low maintenance palisade to the front, enclosed courtyard to the side and rear yard area. Patterdale Street is well situated within walking distance of schools and amenities, with access via Sydenham Road and Kathleen Street. Current tenancy details are available on request.

Patterdale Street, Hartlepool, TS25 1RQ

3 Bed - House - End Terrace

£70,000

EPC Rating:

Council Tax Band: A

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Patterdale Street, Hartlepool, TS25 1RQ



GROUND FLOOR

ENTRANCE HALL

Accessed via uPVC double glazed entrance door with fanlight above, uPVC double glazed side window, staircase to the first floor, coving to ceiling, single radiator, access to both reception rooms and kitchen.

FRONT LOUNGE

12'7 into bay x 11'5 (3.84m into bay x 3.48m)

uPVC double glazed bay window to the front aspect, coving to ceiling, single radiator.

REAR RECEPTION ROOM

14'1 x 9'11 (4.29m x 3.02m)

Currently used as a dining room, with built-in storage to alcove, large uPVC double glazed window to the rear aspect, single radiator.

KITCHEN

14' x 7'5 (4.27m x 2.26m)

Fitted with a range of units to base and wall level with roll-top work surfaces incorporating space for free standing appliances, with gas cooker point, stainless steel single drainer sink unit with dual taps, tiling to splashback, plumbing for washing machine, uPVC double glazed window to the side aspect, door to the side yard, under stairs storage cupboard, single radiator.

FIRST FLOOR

LANDING

uPVC double glazed window to the side aspect, access to bedrooms, bathroom and separate WC.

BEDROOM ONE

12' x 10'5 (3.66m x 3.18m)

uPVC double glazed window to the front aspect, single radiator.

BEDROOM TWO

12' x 10'5 (3.66m x 3.18m)

uPVC double glazed window to the rear aspect, built-in storage cupboard, single radiator.

BEDROOM THREE

7'4 x 7' (2.24m x 2.13m)

uPVC double glazed window to the front aspect, single radiator.

BATHROOM

7'4 x 5'11 (2.24m x 1.80m)

Fitted with a two piece white suite comprising: panelled bath with dual taps, pedestal wash hand basin with dual taps, tiling to splashback, uPVC double glazed window to the side aspect, gas central heating boiler, single radiator.

SEPARATE WC

Fitted with a wall mounted WC, uPVC double glazed window to the side aspect.

EXTERNALLY

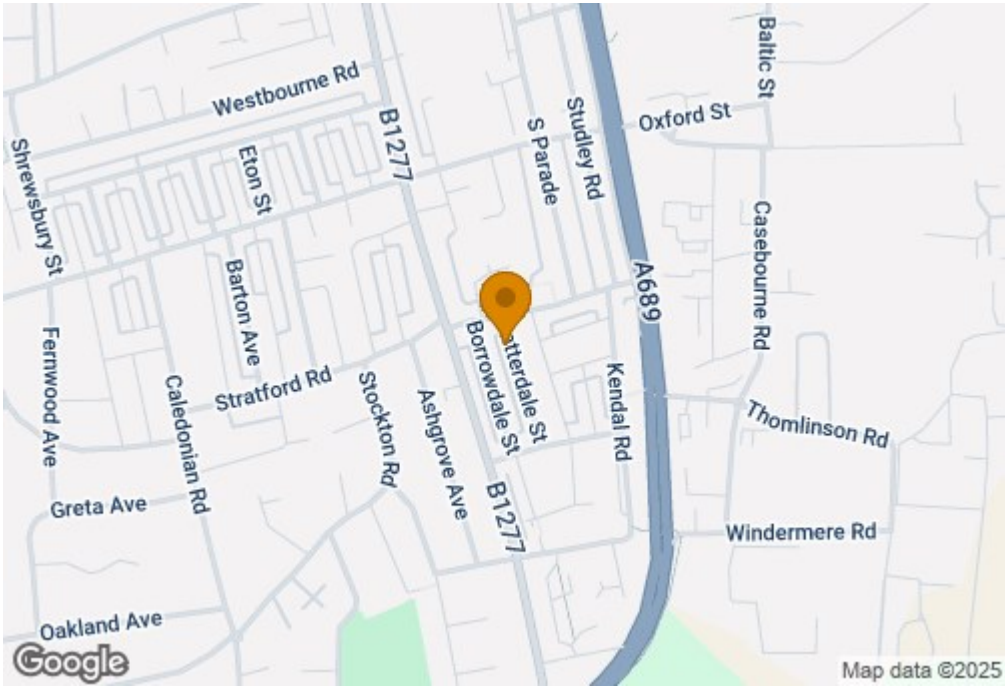
The property features a low maintenance palisade style front, with a good size enclosed courtyard to the side and low maintenance rear yard.

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.



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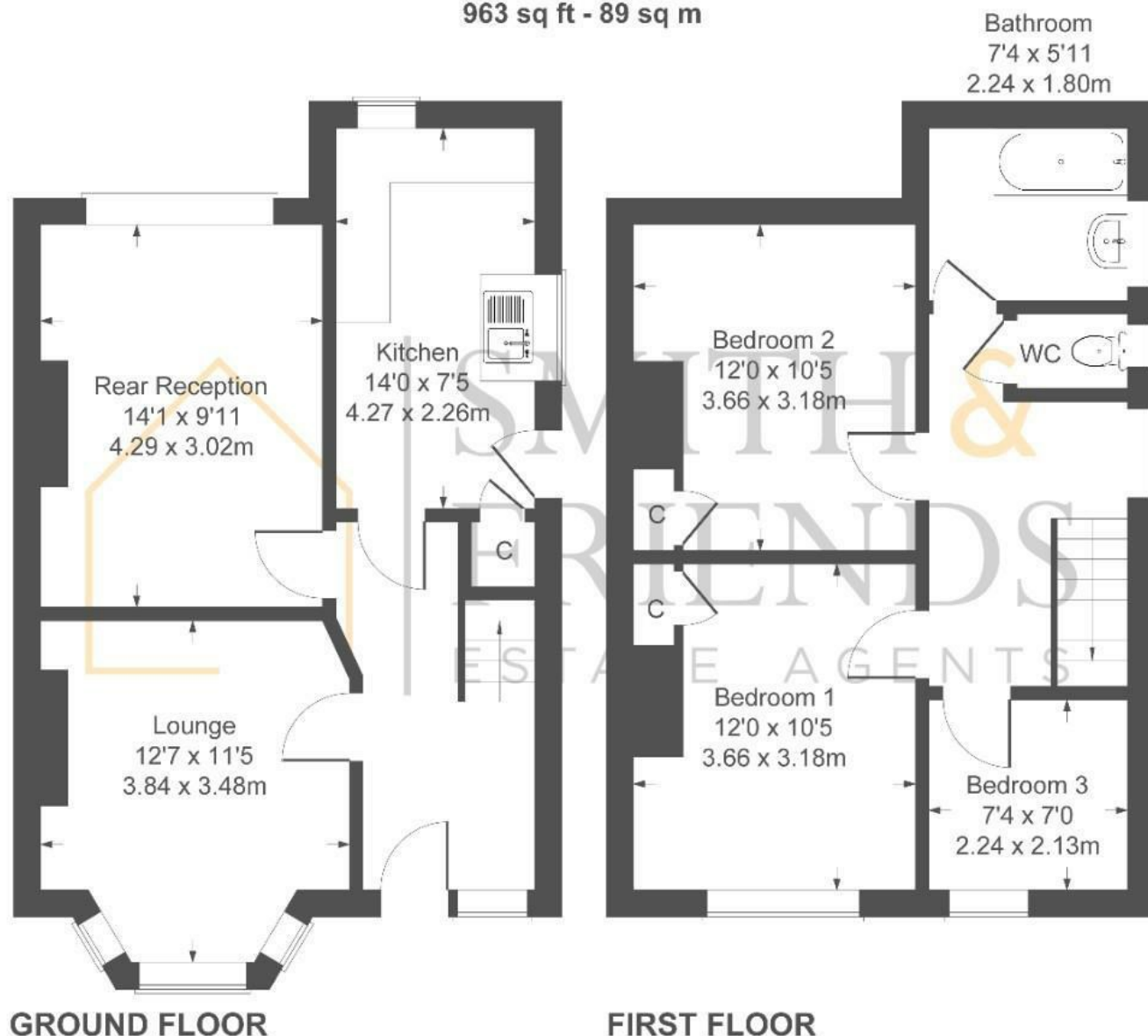


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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4 Patterdale Street

Approximate Gross Internal Area
963 sq ft - 89 sq m



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 and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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