



## 2 bed terraced house to buy in

Second Street, Blackhall Colliery,  
Hartlepool, Durham, TS27 4EN

**£52,000**

 x2  x1  x1

Tenure

**Freehold**

On Street parking

## Property features

- ✓ SOLD WITH SITTING TENANT
- ✓ RENT INCOME of £440pcm
- ✓ Investment Opportunity
- ✓ 2 Bedroom Terrace
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Description

TO BE SOLD VIA Online Auction - Fee Applies.

INVESTMENT OPPORTUNITY - SOLD WITH SITTING TENANT - RENTAL INCOME OF £440 pcm

This two bedroom END terraced house is positioned within reach of Co-Op store in close vicinity also parks, local schools and other shops.

The accommodation includes a lounge, dining kitchen which overlooks the enclosed courtyard, two well appointed bedrooms and a family bathroom. Notably, the property includes double glazing and gas central heating via a combi boiler.

Council Tax Band: A

Tenure: Freehold

Price: £52,000

Property Type: Terraced House

Parking: On Street

Heating: Gas



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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