



A two bedroom end terraced property located in the West View area of Hartlepool and offering an ideal investment opportunity. The home is in need of updating yet offers great potential to a prospective buyer with an internal viewing recommended. The layout comprises: entrance vestibule with stairs to the first floor and access to the lounge with feature fire surround, the full width kitchen/diner incorporates fitted units and space for appliances. To the first floor are TWO DOUBLE BEDROOMS which are served by a three piece white bathroom. Externally is a low maintenance front garden, with the enclosed rear garden featuring lawn and paved areas. Annandale Crescent is accessed via Davison Drive with local schools and amenities close by.

Annandale Crescent, TS24 9BT
2 Bed - House - End Terrace
Starting Bid £35,000

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GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via glazed entrance door, stairs to the first floor, single radiator, access to lounge.

LOUNGE

13'09 x 12'02 (4.19m x 3.71m)

Feature fire surround, uPVC double glazed window to the front aspect, double radiator, access to kitchen/dining room.

KITCHEN/DINING ROOM

15'05 x 9'11 (4.70m x 3.02m)

Fitted units to base and wall level with work surfaces and single drainer stainless steel sink unit with dual taps, space for free standing appliances, including cooker point and recess for washing machine, gas central heating boiler, two windows to the rear aspect, under stairs storage cupboard, door to the rear garden.

FIRST FLOOR

LANDING

uPVC double glazed window to the side aspect, double storage cupboard, hatch to the loft space.

BEDROOM ONE

13'01 x 10'11 (3.99m x 3.33m)

A good sized bedroom with over stairs storage cupboard, built-in wardrobe and additional storage to alcove, uPVC double glazed window to the rear aspect.

BEDROOM TWO

13'00 x 9'07 (3.96m x 2.92m)

A spacious second bedroom with uPVC double glazed window to the rear aspect and single radiator.

BATHROOM

Fitted with a three piece white suite comprising: panelled bath with dual taps, pedestal wash hand basin with dual taps and low level WC, tiling to splashback, window to the rear aspect, double radiator.

OUTSIDE

The property features a pebbled front with privacy hedge. The enclosed rear garden has lawn and paved areas with two brick outhouses.

NB

For sale by Modern Method of Auction: Starting Bid Price £35,000 plus Reservation Fee. This property is for sale by The Great North Property Auction powered by iamsold.

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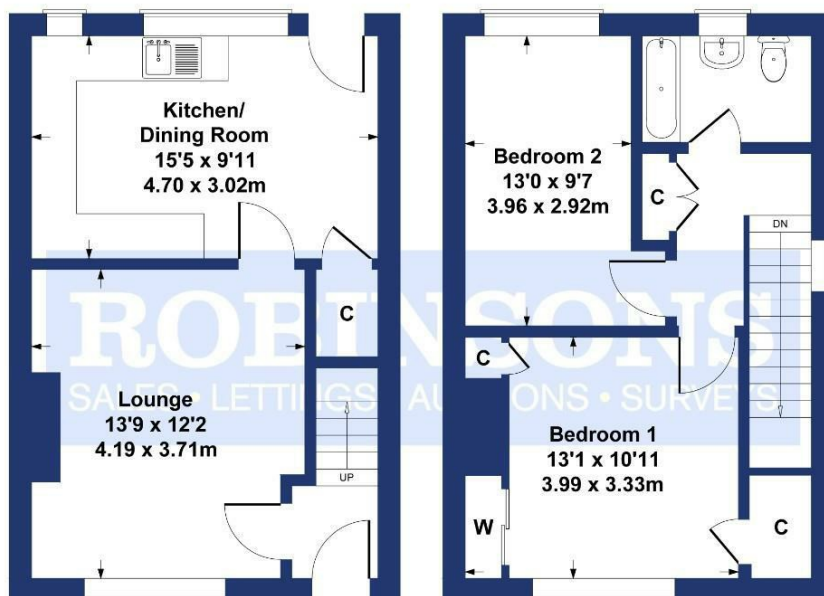
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Strategic Marketing Plan

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Annandale Crescent

Approximate Gross Internal Area
745 sq ft - 69 sq m



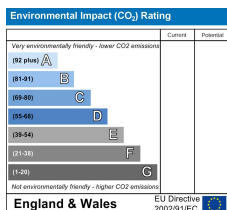
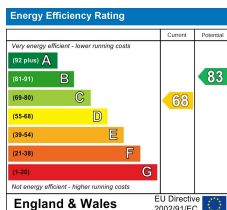
GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021



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