



## 2 bed terraced house to buy in

Rugby Street, Hartlepool, Hartlepool,  
Durham, TS25 5RR

**£60,000**

🏠 x2 🚗 x1 🚲 x1

Tenure

**Freehold**

On Street parking

## Property features

- ✓ CHAIN FREE
- ✓ 2 Bedroom Mid-Terrace
- ✓ Central Hartlepool
- ✓ EPC Energy rating D
- ✓ EPC Rating D

## Key Information

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

## Description

An ideal first time purchase or rental investment, this two bedroom mid terrace property is located in central Hartlepool close to an array of local amenities, property briefly comprising of entrance vestibule, living room, kitchen, stairs to first floor landing leading to 2 double bedroom and shower room/WC, externally there is an enclosed yard to the rear. The property benefits from uPVC double glazing and gas central heating throughout . Please call our Stockton Office on 01642 210132 to arrange a viewing.

Neighbour at number 10 has key

Council Tax Band: A

Tenure: Freehold

Price: £60,000

Property Type: Terraced House

Parking: On Street

Heating: Gas

## Entrance Vestibule

---

### Living Room

3.80m x 3.80m (12'5" x 12'5")



### Kitchen

3.40m x 2.40m (11'1" x 7'10")



### First floor landing

2.60m x 1.80m (8'6" x 5'10")

### Bedroom 1

4.20m x 3.30m (13'9" x 10'9")



### Bedroom 2

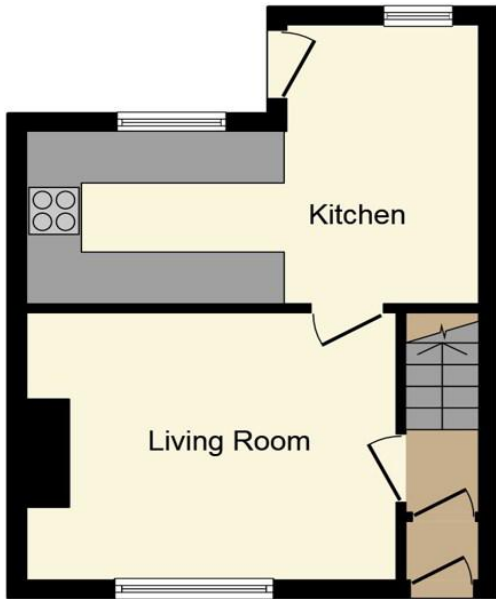
2.70m x 2.60m (8'10" x 8'6")



## Shower room/WC

2.20m x 1.40m (7'2" x 4'7")





**Ground Floor**



**First Floor**

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

Powered by audioagent.com

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			89
(69-80) <b>C</b>			
(55-68) <b>D</b>		67	
(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	

Rugby Street, Hartlepool, Hartlepool, Durham, TS25 5RR

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

**HEAD OFFICE 1 PAVILION SQUARE, WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3AJ,**  
<https://www.simply-residential.co.uk/>

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

