



## 2 bed terraced house to buy in

Seventh Street, Blackhall Colliery,  
Hartlepool, Durham, TS27 4ET

**£35,000** Starting Bid

🏠 x 2 🚿 x 1 🚻 x 2

Tenure

**Freehold**

On Street parking

## Property features

- ✓ NO CHAIN
- ✓ Achievable Rent £450pcm
- ✓ 13.5% Yield
- ✓ 2 Receptions
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

FOR SALE VIA ONLINE AUCTION – Fees Apply

Pattinson Estate Agents are pleased to offer to the market this well-presented two-bedroom end-terrace home, ideally located in the popular area of Blackhall, Hartlepool.

Investment Opportunity – Achievable Rent of £450pcm | Approx. 13.5% Yield

The property offers generous living space and comprises: a bright and spacious lounge, separate dining room, modern fitted kitchen, family bathroom with three-piece suite, and two large double bedrooms.

Additional benefits include UPVC double glazing throughout, external doors, and a private rear yard.

Whether you're a first-time buyer or an investor looking to expand your portfolio, this property is not to be missed.

For more information or to arrange an internal viewing, please contact Pattinson Estate Agents today.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £35,000

Property Type: Terraced House

Parking: On Street

Heating: Gas

Electric: National Grid

Water: Direct mains water

## External Front



## Lounge

4.29m x 3.69m (14'0" x 12'1")



## Dining Room

4.31m x 3.39m (14'1" x 11'1")



## Kitchen

3.03m x 2.10m (9'11" x 6'10")



## Family Bathroom



## Bedroom One

4.05m x 3.21m (13'3" x 10'6")



## Bedroom Two

3.93m x 3.07m (12'10" x 10'0")



## External Rear





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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	59	
(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:

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

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