



**Spearman Walk
Hartlepool
Durham
TS27 3PD**

Offers In Excess Of £113,000

bettermove

Spearman Walk Hartlepool

Bettermove are proud to present this 3 bedroom semi-detached house in Hartlepool, available with no forward chain.

There are tenants living in the property and it will be sold with tenants in situ for immediate investment - rental yields can be obtained through Bettermove.

The property benefits from double glazing, gas central heating throughout and has off street parking available. The council tax band is A.

The interior of this property comprises a spacious living room, dining room and fitted kitchen on the ground floor. The first floor consists of 3 bedrooms and the family bathroom. The second floor has a converted loft with a velux window to be used as storage.

The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Hartlepool, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from A1086, A179 and A19.

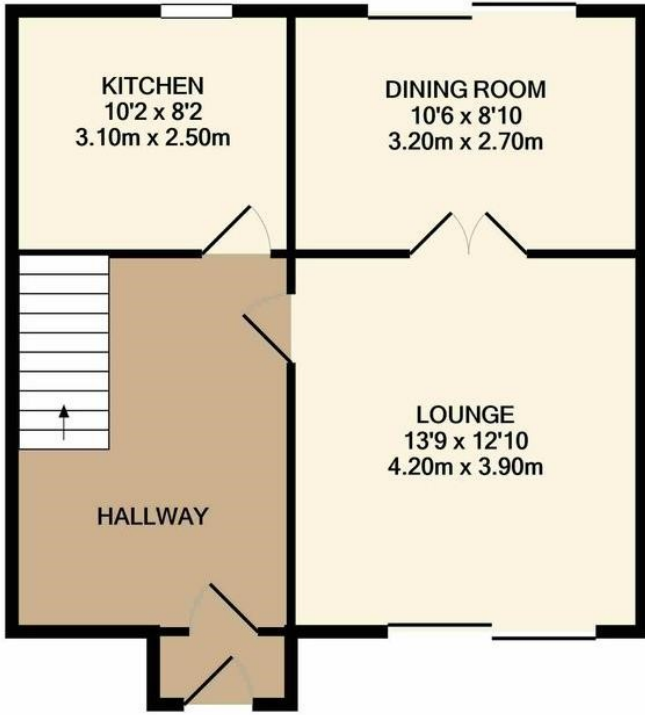
This exciting opportunity should not be missed! All enquiries can be made through Bettermove.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

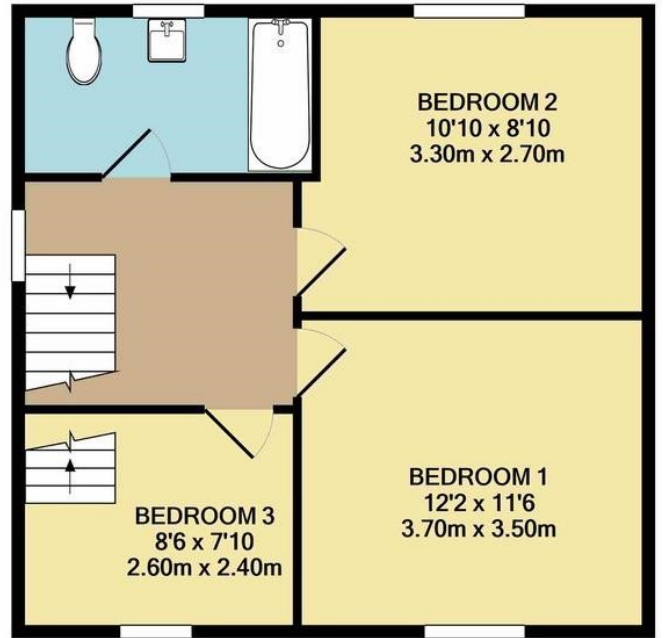
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





GROUND FLOOR
APPROX. FLOOR
AREA 533 SQ.FT.
(49.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 520 SQ.FT.
(48.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1126 SQ.FT. (104.6 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC



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