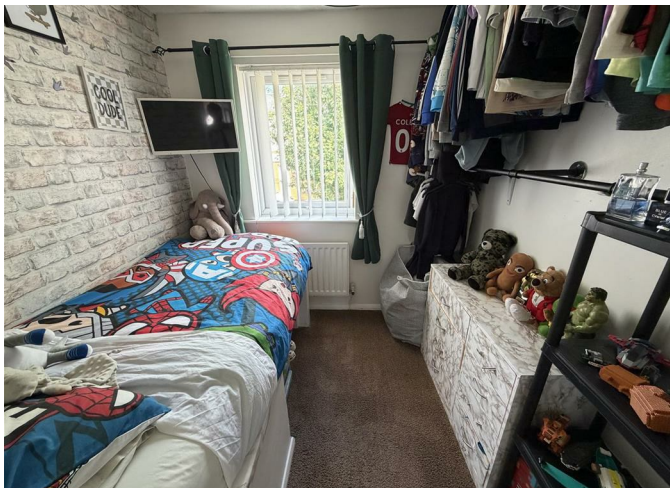




**Derwent Street, TS26 8BQ**  
**3 Bed - House - End Terrace**  
**£77,950**

**Council Tax Band: A**  
**EPC Rating: C**  
**Tenure: Freehold**

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## Derwent Street, TS26 8BQ

A three bedroom end terraced property which is conveniently located within close proximity of Hartlepool town centre. An ideal investment opportunity for a buy to let investor with long term tenant, but could be sold with vacant possession if required. The accommodation features uPVC double glazed windows and gas central heating, whilst externally the property offers useful off street parking and gardens to the front and rear. The full layout comprises: entrance porch, through to a good size lounge and into the full width kitchen/diner, the kitchen area incorporating a modern range of units. To the first floor are three bedrooms, with two doubles and one single, they are served by the family bathroom which features a three piece suite. Externally is a low maintenance front garden, driveway to the side and a good size rear garden with lawn and patio areas. Derwent Street is well situated within a short stroll of schools and amenities, whilst being convenient for Hartlepool town centre.

### GROUND FLOOR

#### ENTRANCE PORCH

4'8 x 4'11 (1.42m x 1.50m)

Accessed via panelled entrance door, window to the side aspect, laminate flooring, internal door through to the lounge.

#### FRONT LOUNGE

16' x 12'4 (4.88m x 3.76m)

A good size lounge with uPVC double glazed window to the front aspect, laminate flooring, fire surround, two double radiators, staircase to the first floor, access to:

#### KITCHEN/DINER

16' x 9' (4.88m x 2.74m)

Fitted with a modern range of units to base and wall level with brushed stainless steel handles and contrasting work surfaces incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring touch hob above and extractor hood over, brushed stainless steel splashback, recess for washing machine, recess for tumble dryer, uPVC double glazed window to the rear aspect, dining area with uPVC double glazed French doors and single radiator.

### FIRST FLOOR

#### LANDING

Built-in storage cupboard, fitted carpet, access to:

#### BEDROOM ONE

11'1 x 8'5 (3.38m x 2.57m)

uPVC double glazed window to the front aspect, fitted carpet, single radiator.

#### BEDROOM TWO

11'1 x 9'3 (3.38m x 2.82m)

uPVC double glazed window to the rear aspect, fitted carpet, single radiator.

#### BEDROOM THREE

7'3 x 6'11 (2.21m x 2.11m)

uPVC double glazed window to the front aspect, fitted carpet, single radiator.

#### FAMILY BATHROOM/WC

6'4 x 5'5 (1.93m x 1.65m)

Fitted with a three piece suite comprising: panelled bath with dual taps and shower over, pedestal wash hand basin with dual taps, low level WC, tiling to splashback, uPVC double glazed window to the rear aspect, extractor fan, single radiator.

#### EXTERNALLY

The property offers gardens to the front and rear, with a driveway to the side of the property providing useful off street parking. The enclosed rear garden enjoys a westerly aspect, with patio and lawned areas.

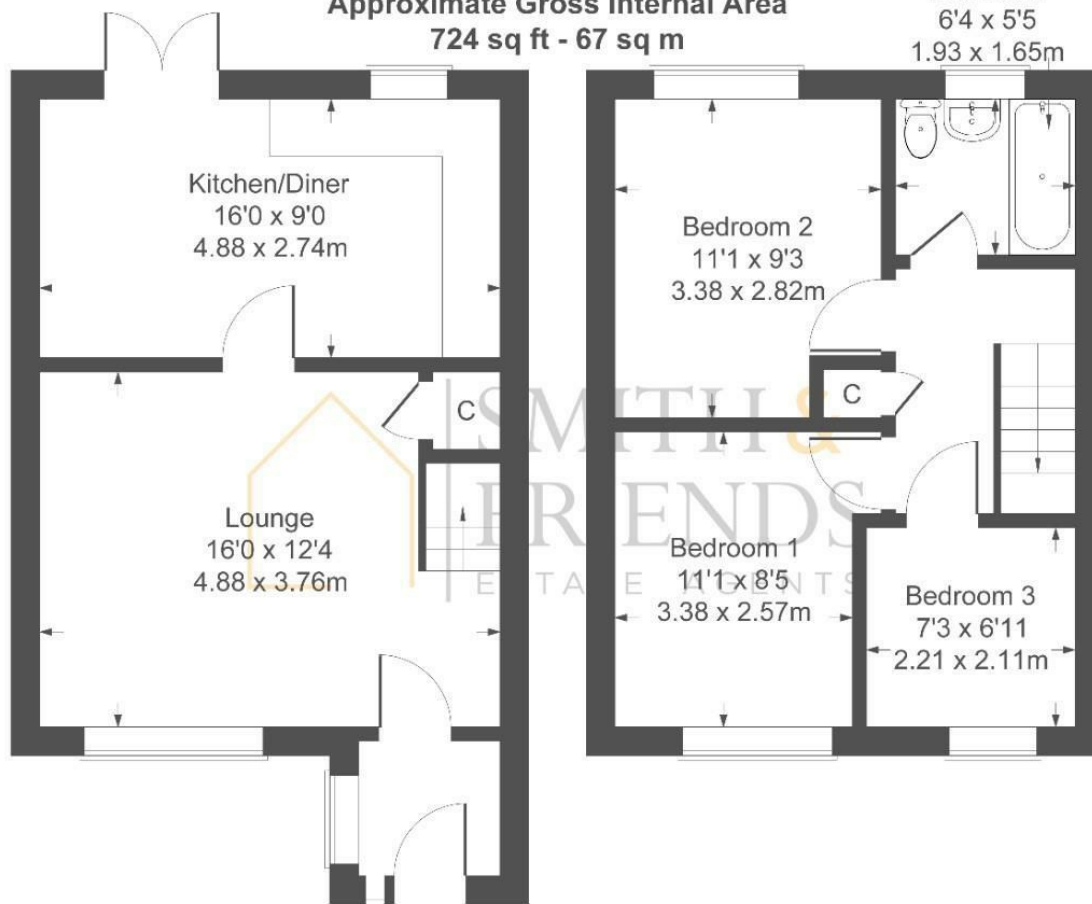
#### NB

Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



# Derwent Street

Approximate Gross Internal Area  
724 sq ft - 67 sq m




**GROUND FLOOR**

**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2026

**For Illustrative Purposes Only.**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>70</b>	
(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 &amp; Wales</b>		EU Directive 2002/91/EC 	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

106 York Road, Hartlepool, TS26 9DE

Tel: 01429 891100

hartlepool@smith-and-friends.co.uk

www.smith-and-friends.co.uk



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