PH ESTATE AGENTS



50 Dent Street

, Hartlepool, TS26 8AX

Offers In The Region Of £44,000

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HALLWAY

12'6" x 3'3" (3.81m x 0.99m)

Stepping in from the street, you're greeted by a long, airy hallway with soaring ceilings overhead. This inviting entryway leads you directly into the main reception room, opens up to a spacious kitchen and dining area, and offers access to the staircase rising to the first floor.

RECEPTION ROOM

13'4" x 11'11" (4.06m x 3.63m)

The reception room is positioned at the front of the property, welcoming in plenty of natural light through its UPVC double glazed window. There's ample space here for a comfortable two-piece suite, with plenty of room left over for extra storage units or shelving. A radiator adds warmth, while the modern laminate flooring brings both style and practicality to the space, making it an inviting spot to relax or entertain guests.

KITCHEN/ DINING ROOM

14'0" x 15'2" (4.27m x 4.62m)

The kitchen features a mix of light-colored wall cabinets, base units, and spacious drawers, all contrasted by dark countertops. There's ample room for free-standing appliances, so you're not limited by built-ins. The layout easily accommodates a dining table, transforming the space into a spot for family meals or casual gatherings. A UPVC double glazed window lets in plenty of natural light and offers a view of the rear yard, while a radiator keeps things comfortable. The kitchen also provides convenient access to both the family bathroom and the backyard.

FAMILY BATHROOM

6'2" x 8'1" (1.88m x 2.46m)

The family bathroom features a well-appointed three-piece suite, consisting of a panelled bathtub fitted with a convenient electric shower, a modern hand basin, and a low-level toilet. The walls are finished with tasteful tiling that adds both style and function, while a radiator ensures the space stays comfortably warm. Natural light filters in through a frosted UPVC double-glazed window, offering privacy without sacrificing brightness.

LANDING

6'3" x 9'0" (1.91m x 2.74m)

The landing is bright from the large UPVC double glazed window and gains access to the two double bedrooms and loft space!

BEDROOM ONE

13'4" x 9'2" (4.06m x 2.79m)

The first bedroom sits at the front of the house, catching the morning light through a large UPVC double glazed window that keeps the space quiet and warm. There's generous floor space easily accommodating a double bed, along with wardrobes or chests of drawers for extra storage. The plush grey carpet underfoot adds a sense of comfort and calm, and a built-in storage cupboard helps keep the room tidy and clutter-free. A radiator on one wall ensures the room stays cozy year-round.

BEDROOM TWO

20'3" x 6'4" (6.17m x 1.93m)

The second bedroom extends deep into the property, giving it a spacious, open feel. Natural light pours in from UPVC double-glazed windows on either wall, highlighting the modern grey carpeting underfoot. A radiator keeps the room warm and comfortable year-round. There's plenty of space here—not only can you fit a double bed with room to spare, but bulky storage units or wardrobes can be added without making the room feel crowded.

EXTERNAL

This property features convenient on-street parking and a secure, private rear yard—perfect for relaxing or entertaining outdoors. Ideally situated, it's just a brief stroll or quick drive from local shops, schools, and public transport links, making daily errands and commutes effortless.

IMPORTANT INFORMATION

Important Information – Making Your Home Purchase Simple

Thank you for viewing with us today. We hope you found the property interesting and would be happy to answer any additional questions you may have.

How to Make an Offer

If you'd like to proceed with an offer on this property, we've made the process straightforward and transparent. Here's what you'll need:

Identification

• Valid passport or driving licence.

For Cash Purchases

• Evidence of cleared funds by way of a bank statement.

For Mortgage Purchases

• Evidence of deposit by way of a bank statement.

• Decision in principle from your lender.
• If you need mortgage advice or assistance obtaining a decision in principle, we're here to help and can arrange this for you.

Legal Services

We work with a panel of trusted solicitors and can provide competitive quotes for conveyancing services to make your purchase process smoother. Please ask us for a quote!

Selling Your Property?

If you have a property to sell, we'll be happy to provide a free, no-obligation valuation. Our comprehensive marketing package includes:

• Professional photography
• Detailed floor plans
• Virtual property tour
• Listings on Rightmove, Zoopla, and On the Market

Next Steps

Once you're ready to make an offer:

1. Contact our office.
2. Have your supporting documents ready.
3. We'll present your offer to the seller and keep you updated.

Terms & Conditions / Disclaimers

• All property particulars, descriptions, and measurements are provided in good faith but are intended for guidance only. They do not constitute part of any offer or contract. Prospective buyers should verify details to their own satisfaction before proceeding.
• Photographs, floor plans, and virtual tours are for illustrative purposes and may not represent the current state or condition of the property.
• Any reference to alterations or use of any part of the property is not a statement that any necessary planning, building regulations, or other consent has been obtained. Buyers must make their own enquiries.
• We reserve the right to amend or withdraw this property from the market at any time without notice.
• Anti-Money Laundering (AML) regulations: In line with current UK legislation, we are required to carry out AML checks on all buyers and sellers. A fee will apply for these checks, and this charge is non-refundable. Your offer cannot be formally submitted to the seller until these compliance checks have been completed.
• By making an enquiry or offer, you consent to your details being used for the purposes of identity verification and compliance with AML regulations.
• Our agency does not accept liability for any loss arising from reliance on these particulars or any information provided.
• All services, appliances, and systems included in the sale are assumed to be in working order, but have not been tested by us. Buyers are advised to obtain independent surveys and checks as appropriate.

For further details or clarification, please contact our office directly.

Road Map



Hybrid Map



Terrain Map



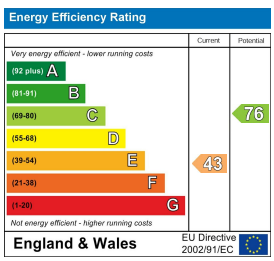
Floor Plan



Viewing

Please contact our Middlesbrough Office on 01642 462153 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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