



Laird Road  
Hartlepool  
Durham  
TS25

Offers In Excess Of £79,000

**bettermove** 

# Laird Road

## Hartlepool

Bettermove are proud to present this 2 bedroom terraced house in Hartlepool, available with no forward chain.

This is currently a tenanted property and will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

This property benefits from double glazing, and gas central heating throughout, with off road parking available via the driveway.

The council tax band is A.

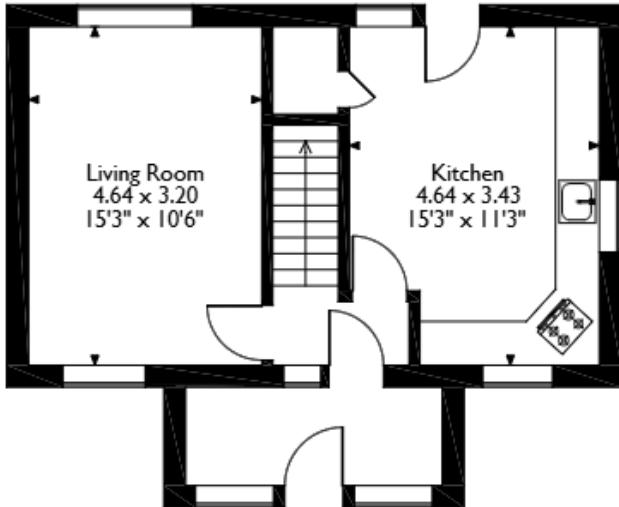
The interior of this well presented property comprises a spacious living room, and fitted kitchen on the ground floor. The first floor consists of two double bedrooms, alongside the family bathroom. Situated on a corner plot, the property boasts front, side, and rear gardens, mainly laid to lawn, perfect 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, pubs, schools, and a short distance to the seafront. Excellent transport links can be found from Seaton Carew, and Hartlepool Train Stations, a variety of local bus routes, and quick access to the A689, leading to the A1(M).

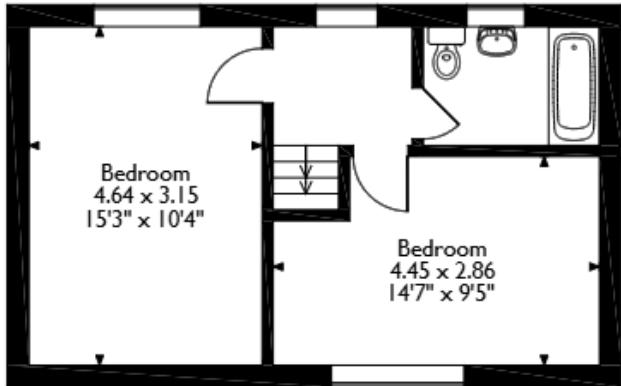
This exciting opportunity should not be missed! All enquiries can be made through Bettermove.



**Laird Road, Hartlepool**  
**Approximate Gross Internal Area**  
**78 Sq M/840 Sq Ft**



**Ground Floor**



**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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