



46 Leamington Parade

, Hartlepool, TS25 5AF

Offers in excess of £80,000

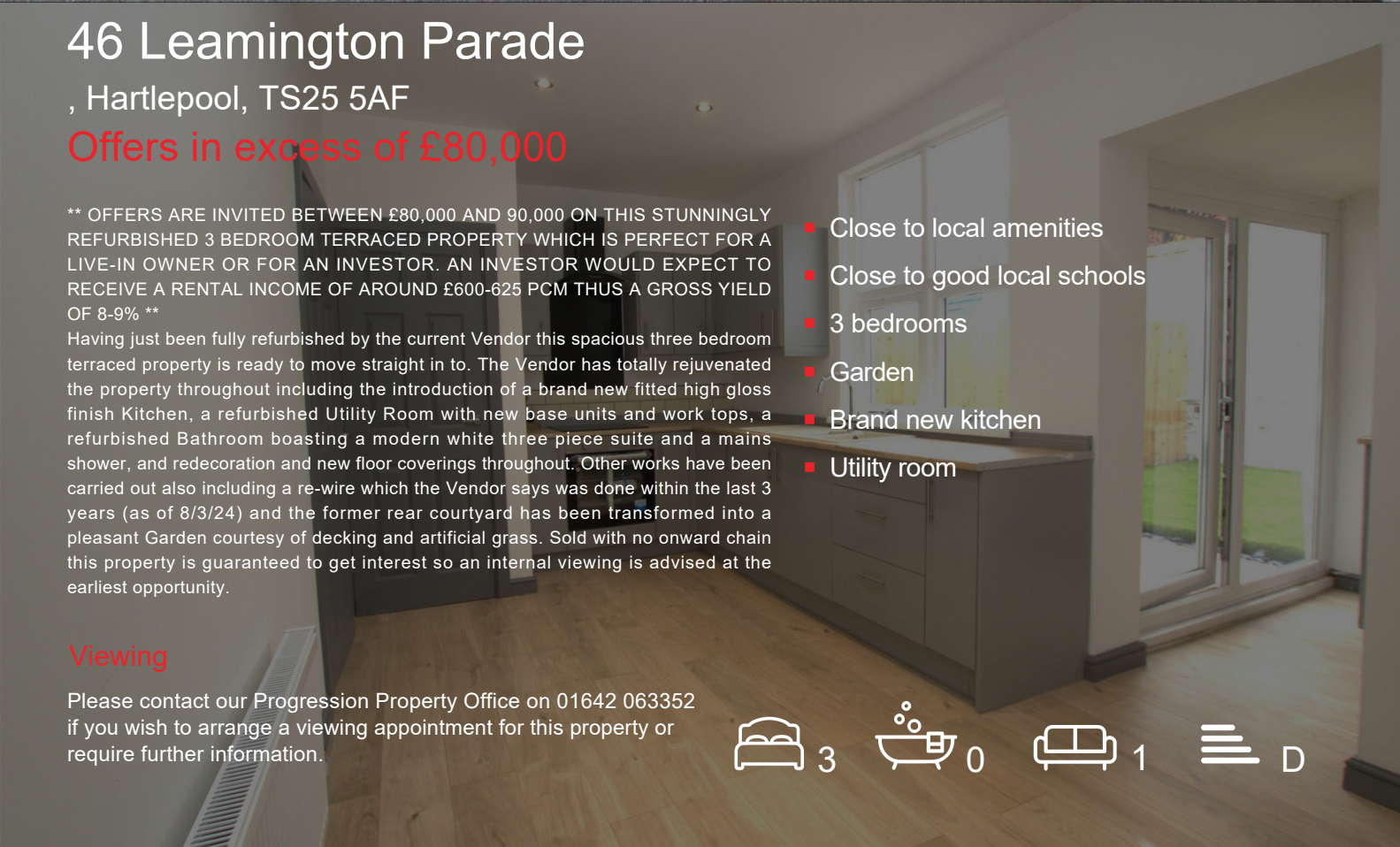
** OFFERS ARE INVITED BETWEEN £80,000 AND 90,000 ON THIS STUNNINGLY REFURBISHED 3 BEDROOM TERRACED PROPERTY WHICH IS PERFECT FOR A LIVE-IN OWNER OR FOR AN INVESTOR. AN INVESTOR WOULD EXPECT TO RECEIVE A RENTAL INCOME OF AROUND £600-625 PCM THUS A GROSS YIELD OF 8-9% **

Having just been fully refurbished by the current Vendor this spacious three bedroom terraced property is ready to move straight in to. The Vendor has totally rejuvenated the property throughout including the introduction of a brand new fitted high gloss finish Kitchen, a refurbished Utility Room with new base units and work tops, a refurbished Bathroom boasting a modern white three piece suite and a mains shower, and redecoration and new floor coverings throughout. Other works have been carried out also including a re-wire which the Vendor says was done within the last 3 years (as of 8/3/24) and the former rear courtyard has been transformed into a pleasant Garden courtesy of decking and artificial grass. Sold with no onward chain this property is guaranteed to get interest so an internal viewing is advised at the earliest opportunity.

- Close to local amenities
- Close to good local schools
- 3 bedrooms
- Garden
- Brand new kitchen
- Utility room

Viewing

Please contact our Progression Property Office on 01642 063352 if you wish to arrange a viewing appointment for this property or require further information.



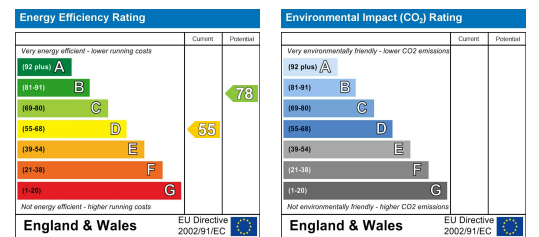
Floor Plan



Area Map



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

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