



33 Challoner Road

, Hartlepool, TS24 8HY

Offers in excess of £90,000

**** A UNIQUE AND POTENTIALLY HIGH YIELDING 'SINGLE ROOM LET' PROPERTY - BEING OFFERED FOR SALE WITH VACANT POSSESSION AND IMMACULATE CONDITION ALLOWING ANYONE WITH AVAILABLE TENANTS / CONTRACTORS / AGREEMENT WITH A SOCIAL HOUSING PROVIDER TO MOVE PEOPLE STRAIGHT IN WITHOUT DELAY. THE PROPERTY HAS BEEN REFURBISHED AND CONVERTED INTO ITS CURRENT SET UP RECENTLY, SO HAS MODERN FIXTURES AND FITTINGS AND FURNISHINGS THROUGHOUT. THE PROPERTY IS BEING SOLD FULLY FURNISHED****

A spacious and unique property which is being sold in superb internal condition. The property is set up as a single room let investment property, which currently yields a total of 4 Bedrooms, all with their own ensuite shower rooms, of which there is one bedroom to the ground and the remaining three to the first floor. In addition there is a communal Kitchen Diner to the downstairs rear, and an additional utility room / office space which houses the central heating boiler. The property offers gas central heating, is fully double glazed and also offers HMO requirements including fire doors, hard wired alarms, safety / emergency lighting etc. There are gardens to both front and rear. SOLD WITH NO CHAIN.

- HMO REQUIREMENTS INCLUDING FIREDOORS, HARDWIRED ALARMS, EMERGENCY LIGHTING ETC
- GAS NCENTRAL HEATING AND UPVC DOUBLE GLAZING
- RECENT ELECTRICAL SYSTEM / CONSUMER UNIT.
- PREVIOUSLY LET UNDER A TO A SOCIAL HOUSING CONTRACT - HOWEVER IS NOW BEING SOLD VACANT
- THE PROPERTY IS BEING SOLD AS IS - FULLY FURNISHED
- AN IDEAL PURCHASE FOR ANYONE WITH A DEMAND FROM CONTRACTORS OR A DIRECT ROUTE TO A SOCIAL HOUSING CONTRACTOR
- ** A BUYERS PREMIUM IS PAYABLE ON A SUCCESFUL PURCHASE COMPLETION OF THIS PROPERTY **
- EPC RATING 'D' - 64/78
- A WALK AROUND VIDEO IS AVAILABLE ON REQUEST FOR THIS PROPERTY

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.



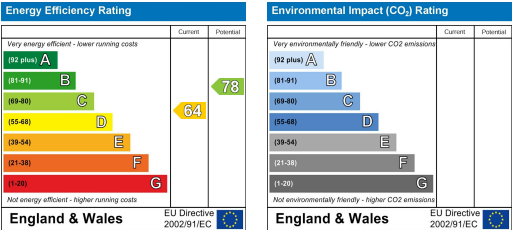
Floor Plan



Area Map



Energy Efficiency Graph



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