



**Alverstone Avenue, Hartlepool TS25 5AG**

**welcome to**

## **Alverstone Avenue, Hartlepool**

ATTENTION ALL INVESTORS!! This 3 bedroomed, mid terraced home is offered for sale with tenant in situ paying £550 per calendar month the equivalent to a 8.25% yield based on the current asking price.

### **Entrance Lobby**

With composite door to front, stairs to first floor, radiator, door leading to:

### **Lounge**

11' x 12' excluding bay ( 3.35m x 3.66m excluding bay )  
deceptive Double Glazed bay window to front elevation, radiator, feature fireplace housing gas fire, door into:

### **Fitted Kitchen**

8' 10" x 13' (excluding alcove) ( 2.69m x 3.96m (excluding alcove) )

Fitted with a range of wall and base units with rolled top working surfaces, built in oven with 4-ring hob and recirculating extractor fan above, stainless steel sink and drainer unit with mixer tap, splash back tiling to walls, 2 double glazed windows and door leading to rear garden, radiator, under stairs storage cupboard housing meters, space for fridge freezer.

### **Utility**

Double Glazed window to rear elevation, plumbed for washing machine, wall mounted boiler.

### **First Floor**

### **Landing**

Coving.

### **Bathroom**

3 piece white suite comprising, close coupled wc, pedestal wash hand basin with mixer tap, panelled bath with over bath shower, uPVC cladding to walls, part tiled flooring, loft access, Double Glazed opaque window to rear, radiator.

### **Bedroom 2**

8' 11" x 10' ( 2.72m x 3.05m )

Double Glazed window to rear, ceiling coving, TV point, radiator.

### **Bedroom 1**

11' 11" x 10' ( 3.63m x 3.05m )

Double Glazed window to front, TV point, ceiling coving, radiator.







### **Bedroom 3**

8' x 7' ( 2.44m x 2.13m )

Double Glazed window to front, radiator.

### **Enclosed Rear Garden**

Small paved patio area, electric point, gated access to front.



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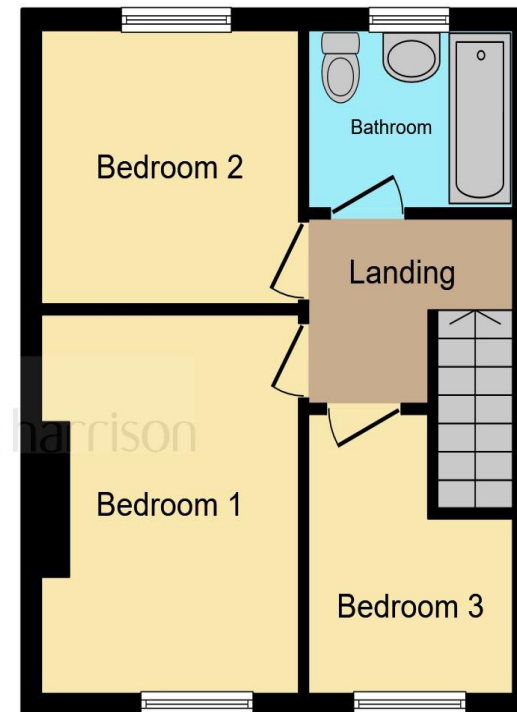
- ON STREET PARKING
- UTILITY
- VACANT POSSESSION
- GREAT INVESTOR OPPORTUNITY
- REAR GARDEN

Tenure: Freehold EPC Rating: D

**£80,000**



Ground Floor



First Floor

This floorplan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they should not be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely on its own inspection(s). Plan produced for Manners & Harrison. Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
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