



Innes Road, Hartlepool TS25 3HQ

welcome to

Innes Road, Hartlepool

Attention all investors, this 2 bedroomed, mid terraced home is offered for sale with tenant in situ paying £525 per calendar month the equivalent to a 8.4% yield based on the current asking price!

Entrance Lobby

Accessed via UPVC double glazed door, radiator, staircase to first floor.

Living Room

10' 4" maximum x 15' 1" maximum (3.15m maximum x 4.60m maximum)

UPVC double glazed window to both front and rear, radiator, coved cornicing.

Kitchen / Diner

13' 5" x 14' 5" (4.09m x 4.39m)

UPVC double glazed windows to both front and rear, UPVC double glazed door leading to rear garden, fitted with a range of base units with complementing working surfaces with inset stainless steel sink/drainage unit, recess and plumbing for washing machine and cooker, wall mounted gas central heating boiler, radiator.

First Floor Landing

Window to rear, loft void access.

Bedroom 1

15' 3" maximum x 10' 4" maximum (4.65m maximum x 3.15m maximum)

UPVC double glazed window to rear, built in cupboard, radiator.

Bedroom 2

14' 6" maximum x 9' 3" (4.42m maximum x 2.82m) (including overstairs bulk head), UPVC double glazed window to front, radiator.

Bathroom

UPVC double glazed frosted window to rear, panelled bath with mixer tap and electric shower over, pedestal wash hand basin with mixer tap, low level low flush WC, radiator, recess spotlighting to

ceiling.

Externally

Front

Provides off street parking.

Rear Garden

Enclosed South facing garden predominately laid to lawn.





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Innes Road, Hartlepool

- BTL INVESTMENT OPPORTUNITY
- TENANT IN SITU
- DRIVEWAY
- SOUTH FACING REAR GARDEN
- LET BY MANNERS & HARRISON

Tenure: Freehold EPC Rating: D

£70,000



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

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Property Ref:
HAR117465 - 0008

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