

Innes Road, Hartlepool TS25 3HQ



## welcome to

## Innes Road, Hartlepool

Attention all investors, this 2 bedroomed, mid terraced home if 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/drainer 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

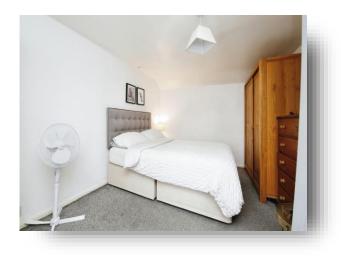
**Front** Provides off street parking.

#### **Rear Garden**

Enclosed South facing garden predominately laid to lawn.













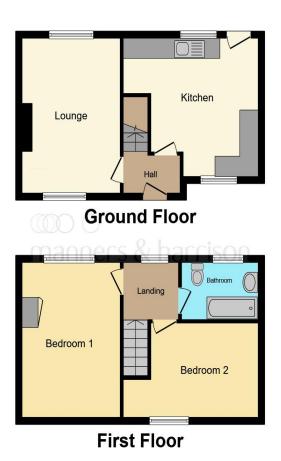
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## **Innes Road, Hartlepool**

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

Tenure: Freehold EPC Rating: D

## £70,000



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Property Ref:

HAR117465 - 0008

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