



Brecongill Close, Hartlepool TS24 8PH

welcome to

Brecongill Close, Hartlepool

Attention all investors !! This two bedroomed mid terrace home is sold with a long term (12 years) tenant in situ achieving an annual income of £5700.

Lounge

16' 1" x 11' 8" (4.90m x 3.56m)

Window to front, staircase to first floor, radiator.

Kitchen

9' 3" x 11' 8" (2.82m x 3.56m)

With a range of wall and base units with working surfaces, breakfast bar, built in oven and hob, boiler, recess and plumbing for washing machine, stainless steel sink/drainer unit with mixer tap, window to rear, door to rear.

First Floor

Landing

Loft access.

Bedroom 2

11' 8" x 8' 9" Excluding door recess (3.56m x 2.67m

Excluding door recess)

Window to front, radiator.

Bedroom 1

11' 8" x 9' 1" (3.56m x 2.77m)

Window to rear, radiator.

Bathroom

Bath with shower over and glass shower screen, pedestal wash hand basin, low level low flush wc, storage cupboard, chrome heated towel rail, extractor fan.



Externally

Front Garden

Driveway

Rear Garden

Tiered with astro turf.



view this property online mannersandharrison.co.uk/Property/HAR117892



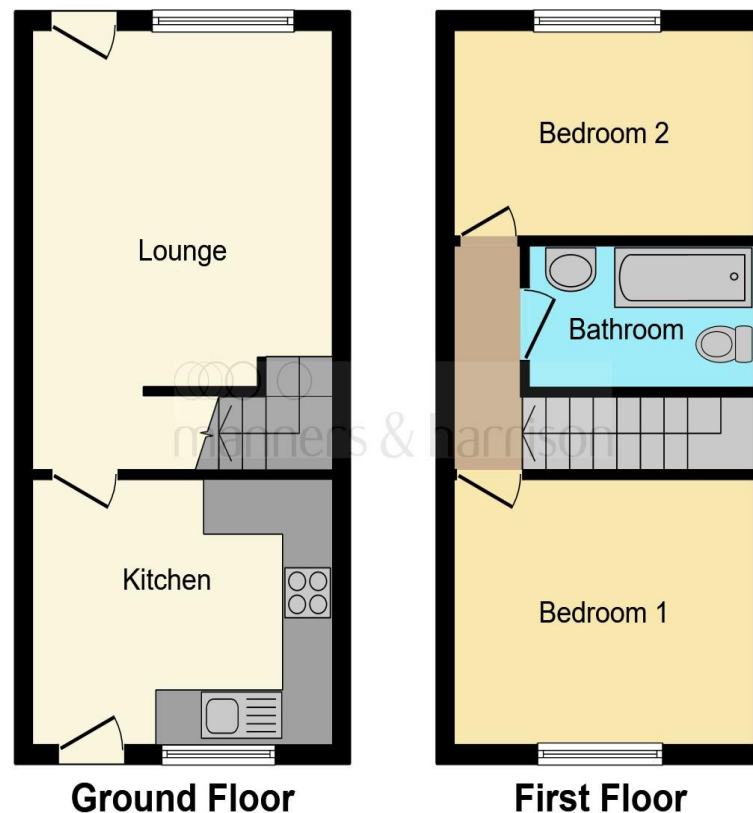
welcome to

Brecongill Close, Hartlepool

- SOLD WITH TENANT IN SITU
- ANNUAL RENTAL INCOME OF £5700
- 2 BEDROOMED MID TERRACE
- FRONT AND REAR GARDENS
- OFF STREET PARKING

Tenure: Freehold EPC Rating: C

£65,000



This floor plan 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 cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

view this property online mattersandharrison.co.uk/Property/HAR117892



Property Ref:
HAR117892 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Manners & Harrison is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


matters & harrison



01429 261351



Hartlepool@mattersandharrison.co.uk



Shrewsbury House 129 York Road,
HARTLEPOOL, Durham, TS26 9DW



mattersandharrison.co.uk