









welcome to

Mulgrave Road, Hartlepool

High Yield Potential with conveniently located building converted into 3 flats. After value add, the potential annual rental of £14,851.20 pa (Estimated using Local Housing Allowance rates)

38 Mulgrave Road

Lounge

14' 7" maximum x 13' 1" maximum (4.45m maximum x 3.99m maximum)
Window to front, radiator.

Kitchen

12' 4" x 11' 6" (3.76m x 3.51m)

Window to rear, wall and base units with contrasting working surfaces, recess and plumbing for washing machine, stainless steel sink drainer unit, boiler, radiator.

Bedroom 1

16' 2" \times 10' maximum (4.93m \times 3.05m maximum) Window to front, radiator.

Bedroom 2

9' 8" x 8' 1" (2.95m x 2.46m) Window to rear, radiator.

Bathroom

Window to rear and side, bath, pedestal wash hand basin, low level low flush WC, loft void access, radiator.

Lounge

10' 9" x 12' 4" maximum (3.28m x 3.76m maximum) Window to front, electric radiator.

Kitchen

9' 6" x 7' 6" (2.90m x 2.29m)

Window to side, door to side, wall and base units, stainless steel sink drainer unit, built in oven, hob and hood, recess and plumbing for washing machine, electric radiator.

Additional Room

7' 5" x 8' 8" (2.26m x 2.64m) Currently used as a bedroom area.

Bathroom

Window to side, low level low flush WC, pedestal wash hand basin, storage cupboard.

Lounge

8' 7" x 14' 6" excluding recess ($2.62m \times 4.42m$ excluding recess)

Window to front, door to front.

Kitchen

11' 6" x 13' 4" (3.51m x 4.06m) Wall and base units, window to rear, door to side.

Additional Room

10' 6" x 8' 3" ($3.20m \times 2.51m$) Internal window overlooking kitchen, currently used as bedroom area.

Wetroom

Low level low flush WC, pedestal wash hand basin, window to side.

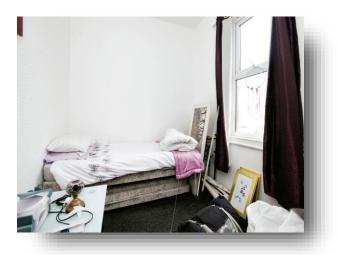






Agent's NotePlease note the EPC rating is for number 38. 38a is an energy rating E and 38b is an energy rating F.

Agents Note 2Photographs shown are of the 2 bedroomed apartment.







welcome to

Mulgrave Road, Hartlepool

- PRIME INVESTMENT OPPORTUNITY
- 3x SELF CONTAINED FLATS
- TWO STUDIOS & ONE 2 BED FLAT
- **RARE & UNIQUE**
- **GOOD RENTAL YIELDS**

Tenure: Freehold EPC Rating: E

Council Tax Band: A

offers in the region of

£88,000



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

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Property Ref: HAR118546 - 0008 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 quidance 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.





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