



Mulgrave Road, Hartlepool TS26 8EB

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" x 10' maximum (4.93m x 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 x 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 x 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 Note**

Please note the EPC rating is for number 38. 38a is an energy rating E and 38b is an energy rating F.

Agents Note 2

Photographs shown are of the 2 bedroomed apartment.



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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

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manners & harrison



01429 261351



Hartlepool@mannersandharrison.co.uk



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



mannersandharrison.co.uk