



Ashley Gardens, Hartlepool TS24 8QR

welcome to

Ashley Gardens, Hartlepool

Excellent first time buyer of investment opportunity with a potential rental yield of 8.7% - 9.8%. Currently rented at £650 pcm, the current tenancy ends in April 2025. A well presented and very well maintained terrace, offering good sized accommodation and with the benefit of a rear garden.

Entrance Vestibule

Entered via wooden single glazed door into vestibule, dado rail, door leading to lounge.

Lounge

14' 2" (max) x 14' 6" (max) (4.32m (max) x 4.42m (max))
UPVC double glazed window to front, coved cornicing, feature electric fire with marble hearth, radiator, door to leading to kitchen/diner, door leading to inner lobby.

Kitchen/Diner

13' 2" (max) x 7' 5" (max) (4.01m (max) x 2.26m (max))
Under stairs storage, radiator, wall mounted baxi combi boiler, corner feature fire, carpet, UPVC double glazed window to side.
Kitchen area: vinyl flooring, UPVC double glazed window to side, two UPVC double glazed windows to side and rear, range of wood wall and base units with contrasting working surfaces, space for under counter fridge, plumbing and recess for washing machine, oval sink/drainers with mixer tap (stainless steel), recess for cooker, coved cornicing.

Inner Lobby

Stairs to first floor, door leading to family bathroom.

Family Bathroom

UPVC double glazed window to rear, panelled bath with handheld shower attachment, glass shower screen, low level low flush WC, pedestal wash hand basin, tiled floor, tiled walls, coved cornicing.

Bedroom 1

11' 7" (max) x 15' 10" (max) (3.53m (max) x 4.83m (max))
UPVC double glazed window to front, radiator, feature cast iron fire with tiled surround, part coved cornicing.

Bedroom 2

8' 5" x 8' 2" (2.57m x 2.49m)
UPVC double glazed window to rear, radiator, part restricted floor space due to bulkhead, part coved cornicing.

Bedroom 3

7' 8" x 7' 1" (2.34m x 2.16m)
UPVC double glazed window to rear, radiator, part coved cornicing.

Externally

Rear Garden

Lawned area, patio area, side gate for access to front.

Front Garden

Flat fronted with on-street parking.





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Ashley Gardens, Hartlepool

- WELL PRESENTED AND MAINTAINED
- KITCHEN/ DINER
- GREAT SIZED REAR GARDEN
- ON STREET PARKING
- SUITABLE FOR FIRST TIME BUYER OR INVESTOR !

Tenure: Freehold EPC Rating: C

£85,000



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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HAR118997 - 0006

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