



**Flat 2 Stockton Road, Hartlepool TS25 1SW**

***welcome to***

## **Flat 2 Stockton Road, Hartlepool**

This well presented, one bedroom, ground floor apartment is an ideal investment opportunity, offered for sale with a tenant in situ and boasting rental yields exceeding 10%.

### **Entrance Hall**

Intercom entry telephone, radiator.

### **Lounge**

16' 5" x 9' 8" ( 5.00m x 2.95m )

Window to rear, radiator.

### **Kitchen**

9' 7" x 5' 6" ( 2.92m x 1.68m )

Fitted with a range of wall and base units with contrasting working surfaces, stainless steel 1 1/2 sink/drain unit with mixer tap, recess and plumbing for washing machine, recess for cooker, boiler, radiator, window to front.

### **Bedroom 1**

9' 3" Max x 12' 7" Max ( 2.82m Max x 3.84m Max )

Window to rear, radiator.

### **Bathroom**

Low level low flush wc, panelled bath, pedestal wash hand basin, extractor fan, radiator.





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welcome to

## Flat 2 Stockton Road, Hartlepool

- SOLD WITH TENANT IN SITU
- GAS CENTRAL HEATED & UPVC DOUBLE GLAZED
- FANTASTIC INVESTMENT OPPORTUNITY
- CLOSE TO LOCAL AMENITIES
- SECURE COMMUNAL ENTRANCE

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Sep 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

**£35,000**



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](http://www.focalagent.com)

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Property Ref:  
HAR119173 - 0002

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