



Burbank Street, HARTLEPOOL TS24 7JW

welcome to

Burbank Street, HARTLEPOOL

Attention investors! Opportunity to purchase a property, which is ready to be rented ASAP. Potential rental yield of 12%. The property has been lovingly cared for by the current owners.

Entrance Vestibule

Entered via a wooden double glazed door, dado rail, coved cornicing, door leading into:-

Entrance Hallway

Radiator, coved cornicing, staircase to first floor, door leading to lounge and dining room.

Lounge

12' 9" maximum x 12' 8" maximum (3.89m maximum x 3.86m maximum)
UPVC double glazed window to front, TV point, radiator, coved cornicing, picture rail, ceiling rose, feature fire with marble hearth and decorative surround.

Dining Room

13' 2" maximum x 12' 3" maximum (4.01m maximum x 3.73m maximum)
UPVC double glazed window to rear, radiator, built in storage drawers and shelving in one of the alcoves, 3/4 picture rail, feature electric fire, door leading to:-

Kitchen

7' 7" x 10' 3" (2.31m x 3.12m)
UPVC double glazed window to side, space for freestanding fridge/freezer, space for cooker, range of shaker style wall and base units with complementing wood chop effect working surfaces, stainless steel sink/drainers with mixer tap, plumbing and recess for washing machine, wall mounted Worcester combination boiler, vinyl flooring, door leading to:-

Rear Lobby

Wooden double glazed window to side, vinyl flooring, recess for tumble dryer, door leading to:-

Downstairs Wet Room

UPVC double glazed window to side, wall mounted wash hand basin, radiator, wet room wall boarding, extractor fan, wet room flooring, wall mounted shower, low level low flush WC.

Half Landing

Giving access to:-

Bedroom 3

9' 4" x 7' 3" (2.84m x 2.21m)
UPVC double glazed window to side, radiator, feature recess with fire.

Full Landing

Built in storage cupboard with loft hatch access, gives access to bedrooms 1 and 2.

Bedroom 1

16' 5" maximum x 12' 6" maximum (5.00m maximum x 3.81m maximum)
UPVC double glazed window to front, radiator, feature fire surround, built in storage cupboard in one of the alcoves.

Bedroom 2

10' 6" maximum x 12' 3" maximum (3.20m maximum x 3.73m maximum)
UPVC double glazed window to rear, feature fire surround, built in storage cupboard.





Externally

Front

Flat fronted, on street parking via permit.

Rear Yard

Wall enclosed with wooden gate leading to the rear alleyway, outdoor tap.



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welcome to

Burbank Street, HARTLEPOOL

- GOOD RENTAL YIELD
- DOWNSTAIRS WET ROOM
- PERMIT PARKING
- 3 DOUBLE BEDROOMS
- WELL CARED FOR

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£50,000



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:
HAR119333 - 0003

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