



## 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/drainer 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.







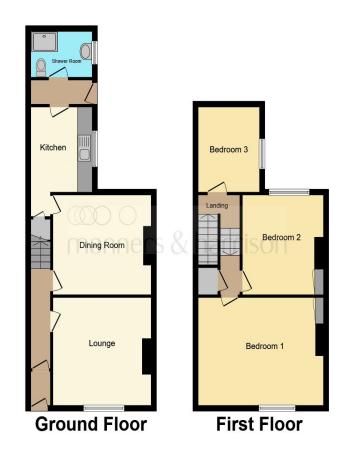
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## **Burbank Street, HARTLEPOOL**

- 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

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 guidance 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.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

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