



Wharton Street, Hartlepool, TS24 8BQ

welcome to

Wharton Street, Hartlepool

This well-presented three-bedroom mid-terrace home offers an excellent investment opportunity, delivering a strong rental yield of over eight percent and being sold with a reliable tenant in situ currently paying £550 per calendar month.

Entrance Vestibule

Entered via a double glazed door into entrance vestibule, laminate flooring, coved cornicing, door leading into entrance hall.

Entrance Hallway

Stairs to the first floor, radiator, door leading to reception room 1.

Reception Room 1

13' 5" Excluding recess x 11' 7" (4.09m Excluding recess x 3.53m)
UPVC double glazed window to the front, TV point, coved cornicing, laminate flooring.

Dining Room

7' 7" x 8' 1" (2.31m x 2.46m)
UPVC double glazed window to side, radiator, laminate flooring, door leading to kitchen and bathroom.

Family Bathroom

UPVC double glazed window to side, part tiled walls, tiled floor, low level low flush wc, wash hand basin with mixer tap, wood panel p shaped bath with a shower over and glass shower screen, radiator, cupboard housing a baxi wall mounted combi boiler, extractor fan, spotlights to ceiling, loft hatch access.

Landing

UPVC double glazed window to rear, radiator, doors leading to all principal rooms.

Bedroom 1

7' 7" x 9' 9" (2.31m x 2.97m)
UPVC double glazed window to front, radiator.

Bedroom 2

6' 8" x 10' 7" (2.03m x 3.23m)
UPVC double glazed window to front, radiator.

Bedroom 3

8' 2" Max x 9' 9" Max (2.49m Max x 2.97m Max)
UPVC double glazed window to rear, part restricted floor space due to bulk head.





Rear Yard

Wall enclosed with wooden gate to rear, brick built out building.

Front Of Property

Flat fronted with on street parking.



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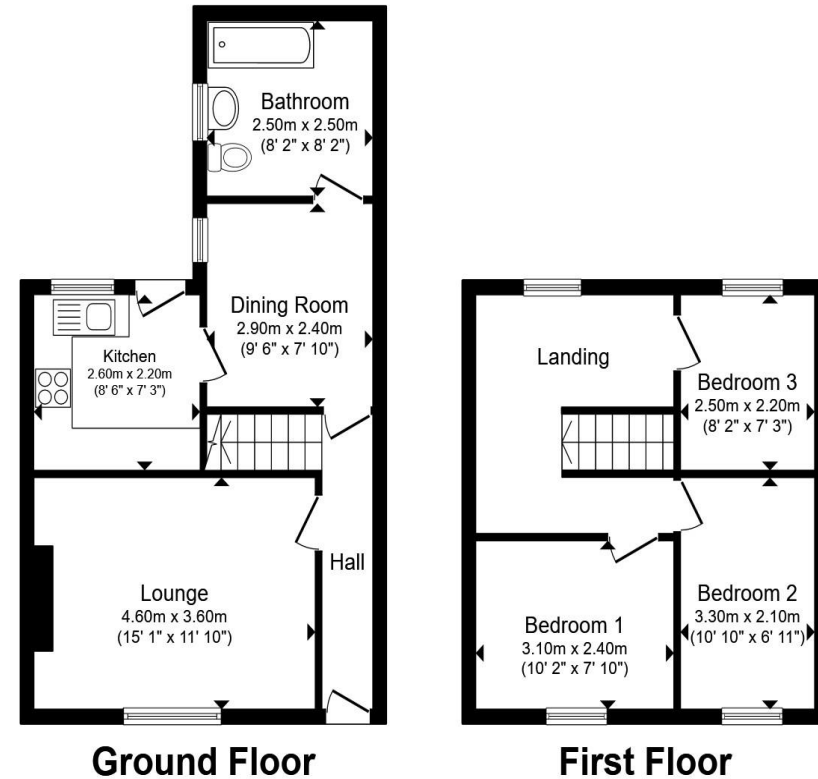
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Wharton Street, Hartlepool

- 3 BEDROOMS
- 2 RECEPTION ROOMS
- DOWNSTAIRS BATHROOM
- REAR YARD
- PRACTICAL KITCHEN

Tenure: Freehold EPC Rating: C

£80,000



Total floor area 72.7 m² (782 sq.ft.) approx

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.propertybox.io

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