



A spacious THREE BEDROOM mid terraced property which is offered to the market for sale with a long term tenant in situ. An ideal investment opportunity with 10.4% yield. The home features two reception rooms and a first floor bathroom, whilst further benefitting from gas central heating and uPVC double glazing. The full layout comprises: entrance vestibule through to the entrance hall with stairs to the first floor and access to two connecting reception rooms. The rear reception room links to the kitchen with space for free standing appliances and access to the rear yard. To the first floor, from the half landing is access to a generous family bathroom which incorporates a four piece suite. The main landing gives access to three bedrooms, with two doubles and one single. Externally is a low maintenance palisade style front and enclosed yard with gated access to the rear.

Cornwall Street, Hartlepool, TS25 5SF

3 Bed - House - Mid Terrace

£55,000

EPC Rating: D

Council Tax Band: A

Tenure: Freehold



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FRIENDS**
ESTATE AGENTS

Cornwall Street, Hartlepool, TS25 5SF



GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via uPVC double glazed entrance door, dado rail, coving to ceiling, glazed internal door through to the hall.

ENTRANCE HALL

Staircase to the first floor, dado rail, coving to ceiling, feature archway, double radiator.

FRONT LOUNGE

13'9 into bay x 12'10 into alcove (4.19m into bay x 3.91m into alcove)

uPVC double glazed bay window to the front aspect, double radiator, archway into the rear reception.

REAR RECEPTION ROOM

12'10 x 11'3 (3.91m x 3.43m)

uPVC double glazed window to the rear aspect, under stairs storage cupboard, double radiator.

KITCHEN

12'9 x 6'8 (3.89m x 2.03m)

Fitted with a range of units to base and wall level with contrasting work surfaces incorporating an inset single drainer stainless steel sink unit with dual taps, recess for cooker, recess for free standing fridge/freezer and washing machine, tiling to splashback and flooring, small breakfast bar area with single radiator below, uPVC double glazed window to the side aspect, uPVC double glazed door to the rear yard.

FIRST FLOOR

HALF LANDING

Access to the bathroom.

FAMILY BATHROOM/WC

12'9 x 6'9 (3.89m x 2.06m)

A generous bathroom which incorporates a four piece suite comprising: panelled bath, corner shower cubicle, pedestal wash hand basin and low level WC; tiling to splashback, uPVC double glazed window to the side aspect, wall mounted gas central heating boiler, single radiator.

MAIN LANDING

Access to three bedrooms, hatch to loft space.



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BEDROOM ONE

11'8 x 10' (3.56m x 3.05m)

uPVC double glazed bay window to the front aspect, built-in wardrobes, double radiator.

BEDROOM TWO

11'4 x 10'4 (3.45m x 3.15m)

uPVC double glazed window to the rear aspect, single radiator.

BEDROOM THREE

8'8 extending to 11'8 in entrance x 5'10 (2.64m extending to 3.56m in entrance x 1.78m)

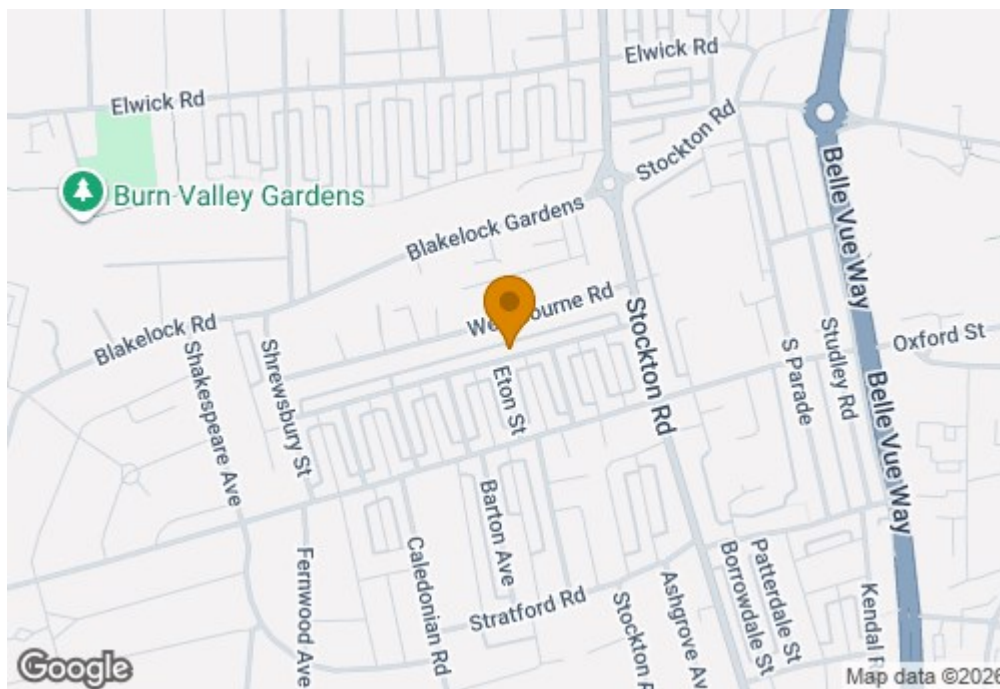
uPVC double glazed window to the front aspect, single radiator.

EXTERNALLY

The property features a low maintenance palisade to the front and an enclosed yard with gated access to the rear.

NB

Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.





For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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