



## 3 Galsworthy Road

, Hartlepool, TS25 4NS

**Offers in excess of £85,000**

\*\* AN IDEAL INVESTMENT OPPORTUNITY BEING MARKETED FOR SALE WITH A RELIABLE WORKING TENANT IN SITU CURRENTLY CREATING AN INCOME OF £6,000 PER ANNUM, OR A YIELD OF 7% AT GUIDE PRICE - HOWEVER BEING SOME WAY LOWER THAN THE MARKET VALUE RENT FOR THIS TYPE AND QUALITY OF PROEPRTY IN THE AREA. WE WOULD SUGGEST A RENTAL INCOME OF £650.00 PCM WOULD BE SUITABLE THUS A GROSS YIELD OF 9% PLUS AT GUIDE. \*\*

A well cared for three bedroom inner terraced property located within the ever popular 'Rift House' area of Hartlepool. TS25. The property offers well presented, well cared for an generously sized living accommodation briefly comprising of an Entrance Hall, a well sized open plan Lounge and Dining Room, a Kitchen, rear Lobby, and a Utility Area whilst to the first floor are three well sized Bedrooms and a family Bathroom. The property has Gardens to both front and rear and is perfectly positioned for access to local schools including Rift House Primary School.

- EPC RATING 'D' - 67/82
- A Worcester Gas Combi Boiler located in the second Bedroom
- UPVC double glazing throughout
- SOLD WITH TENANT IN SITU
- \*\* A Buyers Premium of £2,000 + VAT is payable on the successful completion of purchase on this property \*\*
- A WALK AROUND VIDEO IS AVAILABLE ON REQUEST

### Viewing

Please contact our Progression Property Office on 01642 063352 if you wish to arrange a viewing appointment for this property or require further information.



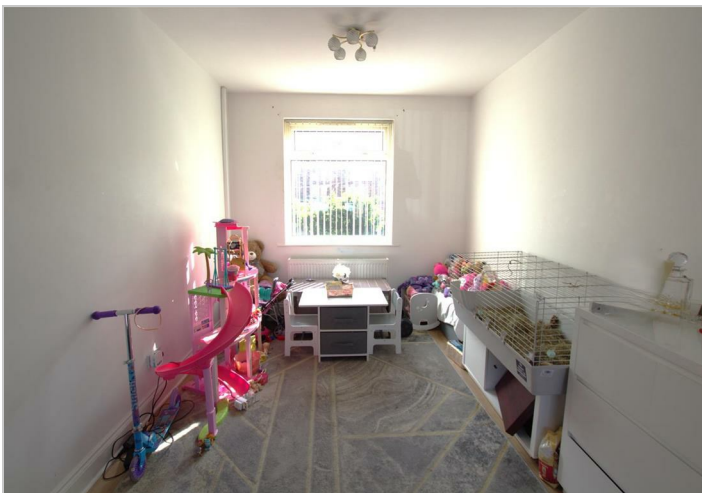
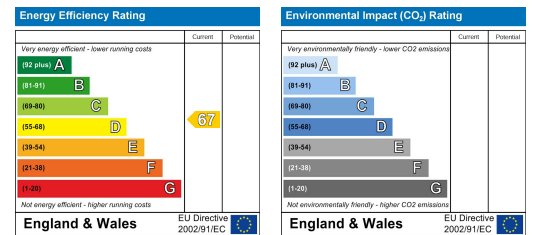
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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