



Powell Street, HARTLEPOOL TS26 9BN

welcome to

Powell Street, HARTLEPOOL

Attention all investors! This two-bedroom mid-terrace home is offered for sale with a tenant in situ, currently achieving £525 PCM, providing an immediate rental income.

Entrance Hall

UPVC double glazed door to front, inner door to lounge.

Lounge

Window to front, ornate fireplace with attractive surround and hearth, radiator.

Kitchen

Window to side, door to side, modern wall and base units with contrasting working surfaces and coordinating splashback, stainless steel sink/drainer with mixer tap, built in oven, hob and hood.

Bathroom

Window to rear, 3 piece white suite comprising of:- low level low flush WC, pedestal wash hand basin, shower over bath, radiator.

First Floor Landing

Window to rear.

Bedroom 1

Window to front, radiator.

Bedroom 2

Window to rear, radiator.

Externally

Rear Yard

Parking

On street.

Agents Notes

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





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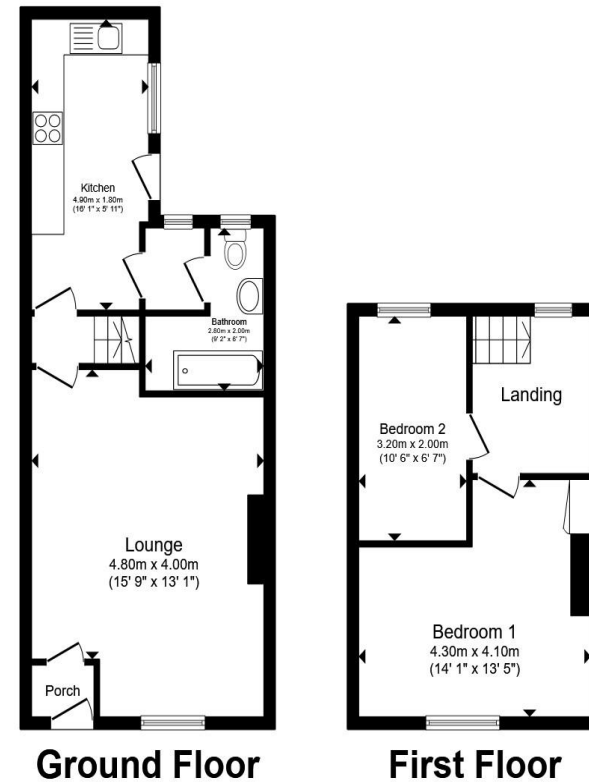
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Powell Street, HARTLEPOOL

- AMAZING INVESTMENT
- CLOSE TO LOCAL AMENITIES
- BATHROOM RECENTLY REFURBISHED
- REAR YARD
- ON-STREET PARKING

Tenure: Freehold EPC Rating: D
Council Tax Band: A

£80,000



Total floor area 72.1 m² (776 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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Property Ref:
HAR120104 - 0007

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

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