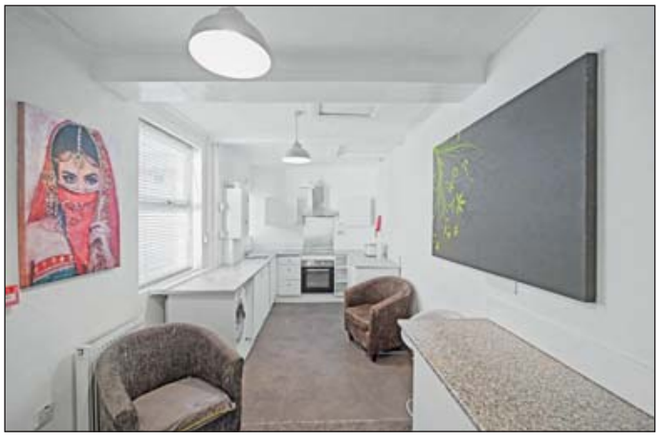
Lot 146 81 Stockton Road, Hartlepool, TS25 1SJ



All enquiries Ref: James Paterson



- **Substantial freehold three floor mid terrace building arranged as a 6-bedroom HMO**
- **Investment**



Location:
The property is situated on Stockton Road within a predominantly residential area, between its junctions with nearby residential side streets of Southburn Terrace and York Road. Public transport links include Hartlepool mainline rail station together with a network of local bus services serving the surrounding vicinity. Road links include the A689 and A19. Shopping amenities can be found locally within Hartlepool town centre, with an extensive range of shops, bars and restaurants being found in Middleton Grange Shopping Centre and the wider town centre. Recreational pursuits can be found locally at the open spaces of Burn Valley Gardens and Ward Jackson Park.

Description:
A substantial freehold mid terrace property arranged over ground, first and second floors arranged as a six bedroom licensed HMO all with en-suite bedrooms.

Accommodation:

Room:	Floor:	Accommodation:	Rent:
1	Ground	Bedroom with en-suite	Vacant
2	Ground	Bedroom with en-suite	Vacant
3	First	Bedroom with en-suite	£105 per week
4	First	Bedroom with en-suite	Vacant
5	Second	Bedroom with en-suite	£105 per week
6	Second	Bedroom with en-suite	£105 per week

Two communal kitchens and a separate tenant lounge area
Outside: Rear yard

Gross Internal Area GIA:
Approximately 157 sq m (1,693 sq ft)

EPC rating: D

Council Tax Band: B

Rent reserved:
£16,380 per annum

Estimated rent reserved when fully let:
£32,760-£35,880 pa (£105-115 per room, per week)

To view:
Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.



