



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.





view this property online mannersandharrison.co.uk/Property/HAR118468



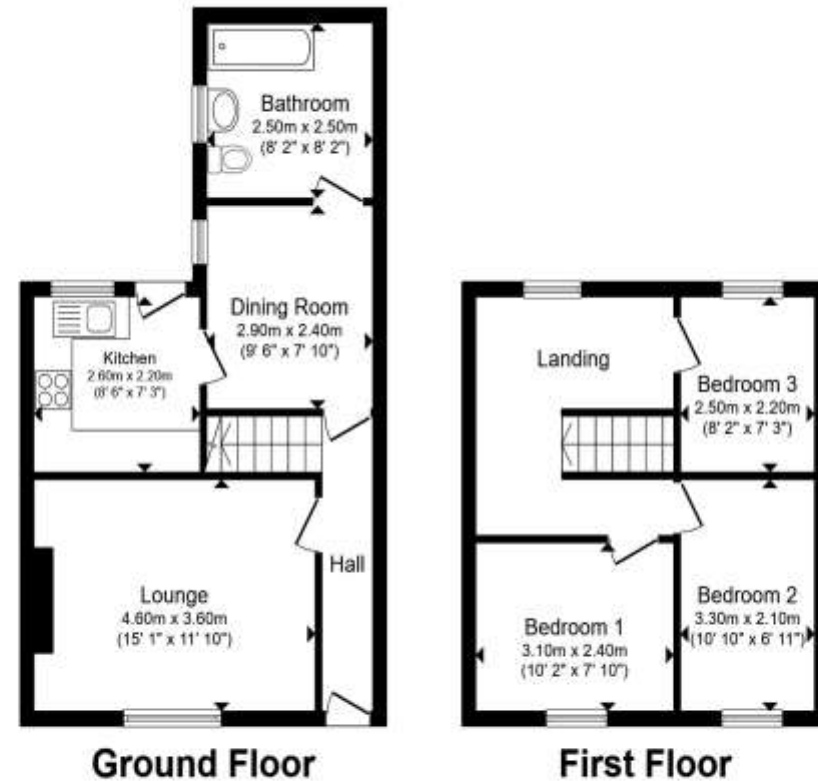
welcome to

Wharton Street, Hartlepool

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

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

£70,000



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



view this property online mannersandharrison.co.uk/Property/HAR118468



Property Ref:
HAR118468 - 0004

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.

Manners & Harrison is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

manners & harrison



01429 261351



Hartlepool@mannersandharrison.co.uk



Shrewsbury House 129 York Road,
HARTLEPOOL, Durham, TS26 9DW



mannersandharrison.co.uk