



Wharton Street, Hartlepool TS24 8BQ

welcome to

Wharton Street, Hartlepool

This three-bedroom mid-terrace property presents a strong investment opportunity, offering a rental yield of over 8% and being sold with a dependable long-term tenant in situ, currently paying £550 per calendar month

Entrance Vestibule

Entered via UPVC double glazed door into entrance vestibule, wooden door leading into entrance hallway.

Entrance Hallway

Stair to first floor, radiator, door leading to lounge, door leading to kitchen.

Lounge

14' 8" (into recess) x 11' 7" (4.47m (into recess) x 3.53m)
UPVC double glazed window to front, coved cornicing, three quarter dado rail, ceiling rose, TV point.

Kitchen

14' 9" x 7' 3" (4.50m x 2.21m)
UPVC double glazed window to side, tiled flooring, space for fridge/freezer, coved cornicing, range of wall and base units with complementing working surfaces, tiled splashbacks, stainless steel sink/drainers with mixer tap, plumbing and recess for washing machine, inset electric oven, four ring gas hob with stainless steel chimney style extractor over.

Rear Lobby

UPVC double glazed door to rear.

Downstir Wc

Low level low flush WC, tiled walls, tiled floors, UPVC double glazed window to rear, wash hand basin, panel bath with tiled surround and shower over, built in storage under the stairs, chrome heated towel rail.

Bedroom 1

8' 5" x 10' (2.57m x 3.05m)
UPVC double glazed window to front, built in storage cupboard.

Landing

UPVC double glazed window to rear, radiator, dado rail.

Bedroom 2

6' 8" x 11' 9" (2.03m x 3.58m)
UPVC double glazed window to front, radiator, coved cornicing.

Bedroom 3

8' 8" x 7' 1" (2.64m x 2.16m)
UPVC double glazed window to rear, radiator, part restricted floor space due to bulkhead dado rail, coveD cornicing.

Rear Yard

Wall enclosed with wooden gate to rear.

Front Of Property

Flat fronted with on street parking.

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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Wharton Street, Hartlepool

- INVESTMENT OPPORTUNITY
- WELCOMING RECEPTION ROOM
- THREE BEDROOMS
- REAR YARD
- ON STREET PARKING

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

£65,000



Total floor area 80.7 m² (869 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:
HAR118470 - 0009

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