



## 5 Kendal Road , Hartlepool, TS25 1QY

**£45,000**



Situated on Kendal Road in Hartlepool, this three-bedroom mid-terraced house presents an excellent opportunity for investors. Located conveniently close to the town centre, the property boasts easy access to local amenities, schools, and transport links, making it an ideal choice for families and professionals alike.

This property is particularly appealing as it comes with a tenant already in situ, generating a reliable rental income of £450 to £475 per month. This makes it a fantastic investment opportunity for those looking to expand their property portfolio or enter the rental market.

The house is equipped with gas central heating, ensuring warmth and comfort throughout the colder months. Additionally, the UPVC double glazing enhances energy efficiency and helps to keep noise at bay, creating a peaceful living environment, in addition to the garage at the rear which is perfect for storage.

In summary, this mid-terraced house on Kendal Road is a delightful property that combines convenience, comfort, and investment potential. With its prime location and existing rental income, it is a must-see for anyone looking to make a smart property investment in Hartlepool.



