



## 2 bed terraced house to buy in

Eton Street, Hartlepool, Hartlepool,  
Durham, TS25 5SG

**£44,000** Starting Bid

x2 x1 x1

Tenure

**Freehold**

On Street parking

Garden

## Property features

- ✓ Achievable Rent - £550pcm
- ✓ 10% Yield
- ✓ No Forward Chain
- ✓ Ideal Investment Opportunity
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

## Description

\*\*\* ACHIEVABLE RENT - £550PCM - 10% YIELD \*\*\*

We are delighted to welcome to the sales market this two bedroom terraced property situated on Eton Street, Hartlepool.

\*WALK THROUGH VIDEO TOUR AVAILABLE\*

The property briefly comprises of: Entrance hallway leading to the lounge, kitchen and downstairs bathroom. Two double bedrooms on first Floor.

Externally, the property benefits from low maintenance yard.

Any further queries please call us on 0191 5412141

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £44,000

Property Type: Terraced House

USPs: Garden

Parking: On Street

Heating: Gas

## External

Access via UVPC door into lobby way, laminate flooring and door leading to the living room.



## Living Room

4.60m x 4.10m (15'1" x 13'5")

Access via lobby, double glazed window to the front aspect, radiator and laminate flooring.



## Additional View



## Kitchen

3.30m x 1.90m (10'9" x 6'2")

The kitchen is fitted with a range of wall and base units with contrasting work surfaces. Sink and drainer unit, gas hob and oven, plumbed for a washing machine, laminate flooring, double glazed window to the rear aspect and a UVPC door leading to the courtyard. Access to bathroom



## Bathroom

2.80m x 1.90m (9'2" x 6'2")

Double glazed window to the rear elevation, three piece suite comprising; low level w/c, vanity wash basin with stainless steel mixer tap, bath with mixer tap and overhead shower. Tiled walls, laminate flooring and radiator.



## Bedroom 1

4.10m x 3.80m (13'5" x 12'5")

Double glazed window to front aspect, radiator and carpet.



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## Bedroom 2

2.80m x 2.10m (9'2" x 6'10")

Double glazed window to the rear aspect, radiator and carpet.

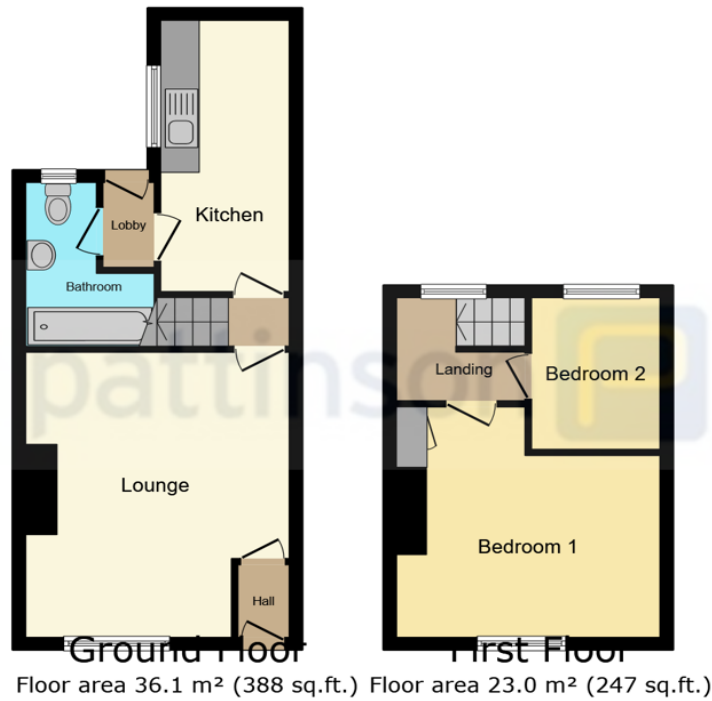


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## Rear Yard

Via kitchen, rear yard offers low maintenance outdoor space





TOTAL: 59.0 m<sup>2</sup> (636 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			82
(69-80) <b>C</b>			
(55-68) <b>D</b>		53	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Eton Street, Hartlepool, Hartlepool, Durham, TS25 5SG

Contact your local branch today for more information on this property:

**White Rose House, Thurston Road, Northallerton, North Yorkshire, DL6 2NA,**

<https://www.alignsurveyors.co.uk/>

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