



0 Bedrooms

This well-presented three-bedroom terraced house offers an excellent investment opportunity with a tenant in situ and a rental income of £600 PCM.

The property features a bright living room and a separate dining room, providing versatile living space. The modern white gloss kitchen is complemented by large tiled flooring, creating a sleek and practical area for cooking and dining.

Burbank Street

Hartlepool, County Durham, TS24

Guide Price:

£55,000

EPC Rating: D



Living Room:
13'7"x11' (4.14mx3.35m)
 Brown carpets
 white walls
 upvc double glazed windows
 radiator

Dining Room:
11'11"x13'7" (3.63mx4.14m)
 Wooden flooring
 white walls
 double glazed UPVC Window
 radiator

Kitchen:
7'9"x18'5" (2.36mx5.61m)
 white tile flooring
 internal hob
 white gloss units
 white tiled walls
 double glazed UPVC Window

Bathroom:
7'2"x7'10" (2.18mx2.4m)
 Grey Cladded walls
 Round White sink basin matte black finish
 white porelian toilet
 White bath



For additional information and full photo gallery
 please visit www.holbrookandco.co.uk



Bedroom 1:
9'7"x11'10" (2.92mx3.6m)
 Brown carpets
 white walls
 double glazed UPVC Window
 radiator

Bedroom 2:
17'8"x10'11" (5.38mx3.33m)
 Brown carpets
 white walls
 double glazed UPVC Window
 Radiator



Bedroom 3:
 Top floor bedroomn
 Brown Carpets
 double glazed upvc window
 radiator

Property Information:
 Construction: Traditional

Utilities: Gas mains

Maintenance Charges: N/A

Parking: Garage and Driveway

Connectivity: No known issues with broadband speed or phone signal in this area. Property offering multiple providers previously installed.

Local Authority: Hartlepool Council Tax band D

Area: No known risk of crime or flooding in this area.



Further information regarding the above can be clarified during the conveyancing period prior to completion. The information above has been provided by the seller and has not yet been verified at the point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.

Disclaimer:
 Your home is at risk if you do not keep up repayments on your mortgage or other loans secured on it. It is now a legal requirement under the Estate Agents Act 1991, to establish what

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract