



### 3 bed terraced house to buy in

Shrewsbury Street, Hartlepool, Hartlepool,  
Durham, TS25 5RQ

**£69,950** Offers Around

🛏 x 3 🚿 x 1 🚿 x 2

Tenure

**Freehold**

On Street parking

### Property features

- ✓ Three Bedrooms
- ✓ Mid Terrace property
- ✓ No forward chain
- ✓ Potential rental income £475pcm
- ✓ EPC Rating D

## Key Information

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

## Description

INVESTMENT OPPORTUNITY WITH OVER 10% POSSIBLE YIELD... Pattinson Estate Agents are delighted to welcome to the sales market this three bedroom mid-terraced property situated on Shrewsbury Street in Hartlepool.

The property would make a fantastic buy-to-let investment, with a rental return of £475pcm which is over 10% yield. Briefly comprising of: good sized lounge into kitchen/ dining room, three bedrooms, family bathroom with separate WC and an enclosed yard to the rear.

We anticipate a high level of demand in this wonderful property. To arrange your internal viewing, call our local team on: 0191 5183521.

Council Tax Band: A

Tenure: Freehold

Price: Offers Around £69,950

Property Type: Terraced House

Parking: On Street

Heating: Gas

## Lounge

With a double glazed window to the front, carpeted flooring, single panelled radiator and TV point.



## Kitchen/ dining room

With wall and base units, roll top work surfaces, sink and drainer unit, plumbing for a washing machine, radiator and a double glazed window.



## Bathroom

With bath, sink and tiled walls, double glazed window.



## Separate WC

Separate WC.



## Bedroom One

With a double glazed window to the front aspect, carpeted flooring, built in cupboard with boiler, fitted wardrobes and radiator.



## Bedroom Two

With a double glazed window to the rear aspect, laminate flooring and radiator.



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## Bedroom Three

With a double glazed window to the rear, carpeted flooring and radiator.




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## External

With a yard to the rear.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(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 

Shrewsbury Street, Hartlepool, Hartlepool, Durham, TS25 5RQ

Contact your local branch today for more information on this property:  
**G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,**  
<https://www.gandtproperties.co.uk/>

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