



15 Mapleton Road

, Hartlepool, TS24 8NL

Offers in the region of £60,000

AN IDEAL OPPORTUNITY FOR SOMEONE TO PURCHASE A PROPERTY AND PUT THEIR OWN STAMP / TASTE ON, WHETHER THAT BE AN INVESTOR OR LIVE-IN OWNER. THE PROPERTY WHICH IS LOCATED IN THE 'DYKE HOUSE' AREA OF HARTLEPOOL IS BEING SOLD WITH VACANT POSSESSION AND OFFERS WELL SIZED LIVING ACCOMMODATION THROUGHOUT WITH AN ENTRANCE HALL, SPACIOUS LOUNGE AND SEPARATE DINING ROOM WITH THE KITCHEN OFF-SET TO THE FAR REAR, WHILST TO THE FIRST FLOOR ARE TWO DOUBLE BEDROOMS AND A FAMILY BATHROOM. THE PROPERTY HAS A FORECOURT FRONTAGE AND A COURTYARD TO THE REAR. FOR AN INVESTOR THE RENT IS EXPECTED TO BE IN THE REGION OF £625PCM DEPENDING ON THE INTERIOR STANDARD ON THE COMPLETION OF WORKS. AN INTERNAL INSPECTION IS HIGHLY RECOMMENDED FOR THE OPPORTUNITY TO BE FULLY APPRECIATED.

- EPC RATING 'D' - 61/81
- UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING COURTESY OF A 'MAIN - Eco Compact' COMBI BOILER
- SET CLOSE TO LOCAL SCHOOLS INCLUDING JESMOND GARDENS PRIMARY AND BROUGHAM PRIMARY, AS WELL AS THE DYKE HOUSE SPORTS AND TECHNOLOGY COLLEGE
- A QUOTE FOR REFURBISHMENT IS IN HAND WITH A LOCAL BUILDER AND CAN BE ISSUED TO ANY ENQUIRER ON REQUEST
- BEING SOLD WITH NO CHAIN SO SWIFT POSSESSION POSSIBLE.
- ** A WALK AROUND VIDEO OF THE PROEPRTY IS AVAILABLE **

Viewing

Please contact our Progression Property Office on 01642 063352 if you wish to arrange a viewing appointment for this property or require further information.



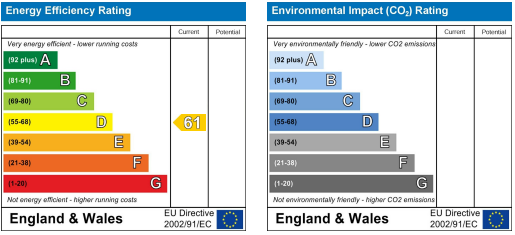
Floor Plan



Area Map



Energy Efficiency Graph



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