



## 27 Alston Street

, Hartlepool, TS26 9AQ

**Offers in excess of £60,000**

\*\* A WELL PRESENTED AND UPGRADED 2 BEDROOM INNER TERRACED PROPERTY LOCATED WITHIN THIS POPULAR RESIDENTIAL AREA SET BETWEEN ELWICK ROAD AND BLAKELOCK GARDENS WITHIN CENTRAL HARTLEPOOL. THE PROPERTY ALBEIT CURRENTLY VACANT WILL LIKELY GENERATE A RENTAL INCOME OF £500 - £525 PCM THUS CREATING A GROSS YIELD OF 10% + AT GUIDE PRICE AND THE UPPER RENTAL LEVEL. THE PROPERTY HAS HAD WORKS / MODERNISATION NOT ONLY ON THE INTERIOR COSMETICS & FIXTURES AND FITTINGS BUT ALSO THE ELECTRICS, CENTRAL HEATING AND THE FLAT ROOF TO THE REAR. THE PROPERTY WILL BE IDEAL FOR ANYONE WISHING FOR A HIGH YIELDING, EASY TO LET INVESTMENT PROPOSITION WITH GROSS HIGH YIELDS. THE ACCOMMODATION IN BRIEF COMPRISES OF AN ENTRANCE HALLWAY, A SPACIOUS LOUNGE, AND A DINING KITCHEN AND A FAMILY BATHROOM TO THE GROUND FLOOR, AND TO THE FIRST FLOOR ARE TWO BEDROOMS. \*\*

- EPC RATING 'D' - 63/85
- SAT WITHIN A MATTER OF MINUTES FROM THE 'BURN VALLEY GARDENS'
- WILL BE SUITABLE FOR A NUMBER OF TENANT DEMOGRAPHICS INCLUDING PROFESSIONAL / WORKERS, AS WELL AS SOCIAL HOUSING.

### Viewing

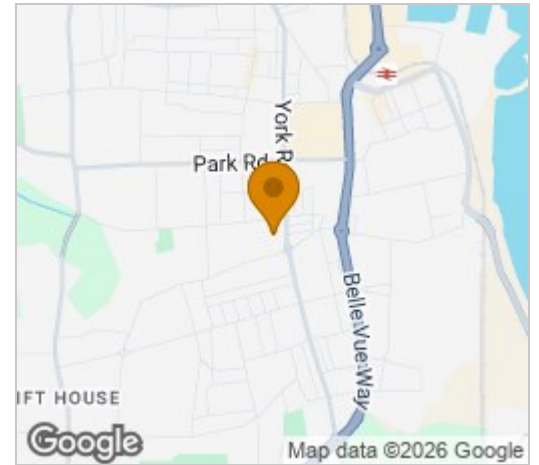
Please contact our Progression Property Office on 01642 063352 if you wish to arrange a viewing appointment for this property or require further information.



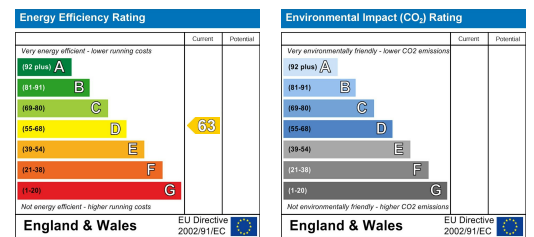
## Floor Plan



## Area Map



## Energy Efficiency Graph



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