



58 Chester Road

, Hartlepool, TS24 8QL

Offers in the region of £77,500

AN IDEAL INVESTMENT PROSPECT (WITH AN EXPECTED RENT OF IN THE REGION OF £650-675PCM THUS A YIELD OF 10% + AFTER SOME MINOR CORRECTIONS AND UPGRADES) IN THE FORM OF A THREE BEDROOM SEMI-DETACHED PROPERTY LOCATED BETWEEN HART LANE AND EASINGTON ROAD OVERLOOKING THE 'NORTH CEMETRY'. THE PROPERTY HAS JUST BECOME VACANT AFTER BEING HOME TO A LONG TERM TENANT & OFFERS WELL SIZED ACCOMMODATION THROUGHOUT INCLUDING AN ENTRANCE HALL, A SPACIOUS RECEPTION ROOM, BREAKFAST ROOM / INNER LOBBY, A DOWNSTAIRS BATHROOM, AND A KITCHEN DINER WHILST TO THE FIRST FLOOR THERE ARE THREE BEDROOMS. EXTERNALLY THERE IS A FORECOURT FRONTAGE AND A REAR WELL SIZED COURTYARD / SMALL GARDEN. THERE IS THE ADDED BENEFIT OF A GARAGE TO THE SIDE ACCESSED VIA WYNSTAY GARDENS. THE PROPERTY BENEFITS FROM UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING. CURRENTLY SOLD WITH NO ONWARD CHAIN AND VACANT POSSESSION.

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.

- FORMER EPC RATING 60/83 - D - Expired October 2023. Now rebooked for week starting 22nd September
- 10% PLUS GROSS YIELD
- FORECOURT FRONTAGE AND REAR GARDEN, WITH A SIDE ACCESSED GARAGE
- ** A BUYERS PREMIUM OF £2,000 + VAT IS PAYABLE ON A SUCCESFUL PURCHASE COMPLETION ON THE PROPERTY - Consult the office for further terms and information **



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/81/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.