



3 Galsworthy Road

, Hartlepool, TS25 4NS

Offers in excess of £85,000

**** AN IDEAL INVESTMENT OPPORTUNITY BEING MARKETED FOR SALE WITH A RELIABLE WORKING TENANT IN SITU CURRENTLY CREATING AN INCOME OF £6,000 PER ANNUM, OR A YIELD OF 7% AT GUIDE PRICE - HOWEVER THE RENT IS IN THE PROCESS OF BEING RAISED TO £650 PCM (ACCEPTED BY TENNAT) WHICH WILL SEE THE TENTAL INCOME INCREASE TO £7,800 PER ANNUM AND A GROSS YIELD OF AROUND 9% ****

A well cared for three bedroom inner terraced property located within the ever popular 'Rift House' area of Hartlepool. TS25. The property offers well presented, well cared for an generously sized living accommodation briefly comprising of an Entrance Hall, a well sized open plan Lounge and Dining Room, a Kitchen, rear Lobby, and a Utility Area whilst to the first floor are three well sized Bedrooms and a family Bathroom. The property has Gardens to both front and rear and is perfectly positioned for access to local schools including Rift House Primary School.

- EPC RATING 'D' - 67/82
- A Worcester Gas Combi Boiler located in the second Bedroom
- UPVC double glazing throughout
- SOLD WITH TENANT IN SITU
- **** A Buyers Premium of £2,000 + VAT is payable on the successful completion of purchase on this property ****
- A WALK AROUND VIDEO IS AVAILABLE ON REQUEST

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.



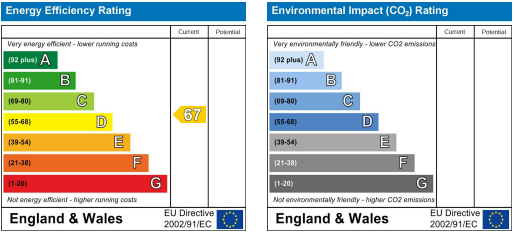
Floor Plan



Area Map



Energy Efficiency Graph



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