



Mulgrave Road, TS26 8EF
3 Bed - House - Mid Terrace
£64,950

Council Tax Band: A
EPC Rating: D
Tenure: Freehold

ROBINSONS
SALES • LETTINGS • AUCTIONS *Tees Valley*

***** INVESTMENT OPPORTUNITY *** CAN BE SOLD WITH SITTING TENANT ***** A spacious THREE BEDROOM mid terraced property with a long sitting tenant paying £450PCM, providing a yield of 8.3% and annual income of £5,400. The home features uPVC double glazing and gas central heating, whilst in brief the layout comprises: entrance vestibule through to the bay fronted lounge which in turn provides access to a separate dining room that links to the kitchen and ground floor bathroom. The kitchen is fitted with units to base and wall level and includes a built-in oven, hob and extractor with further space for free standing appliances. To the first floor are three bedrooms and externally is a low maintenance palisade to the front and an enclosed yard to the rear with gated access. Mulgrave Road is well situated for amenities and only a short stroll from Hartlepool town centre. Please contact Robinsons Tees Valley Hartlepool to arrange a viewing (in association with Smith & Friends).

GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via uPVC double glazed entrance door, staircase to the first floor, convector radiator, access to:

LOUNGE 14'9 into bay x 14'8 into alcove (4.50m into bay x 4.47m into alcove)

uPVC double glazed bay window to the front aspect, laminate flooring, television point, convector radiator.

DINING ROOM 12'4 x 8' (3.76m x 2.44m)

uPVC double glazed window to the rear aspect, under stairs storage cupboard, convector radiator, access to kitchen and bathroom.

KITCHEN 18' x 6'2 (5.49m x 1.88m)

Fitted with a range of units to base and wall level with brushed stainless steel handles and contrasting work surfaces

incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring gas hob above and extractor hood over, recess for washing machine, space for free standing fridge/freezer, uPVC double glazed door to the rear yard with matching side screens, convector radiator.

GROUND FLOOR BATHROOM/WC 8'1 x 5'5 (2.46m x 1.65m)

Fitted with a three piece suite comprising: bath with chrome mixer tap and shower attachment, pedestal wash hand basin with chrome dual taps, low level WC, tiling to splashback, uPVC double glazed window to the rear aspect, convector radiator.

FIRST FLOOR

LANDING

uPVC double glazed window to the rear aspect, hatch to loft space, convector radiator.

BEDROOM 1 11'9 x 11'3 (3.58m x 3.43m)

uPVC double glazed window to the front aspect, convector radiator.

BEDROOM 2 12' x 8'11 (3.66m x 2.72m)

uPVC double glazed window to the rear aspect, convector radiator.

BEDROOM 3 8'2 x 6'4 (2.49m x 1.93m)

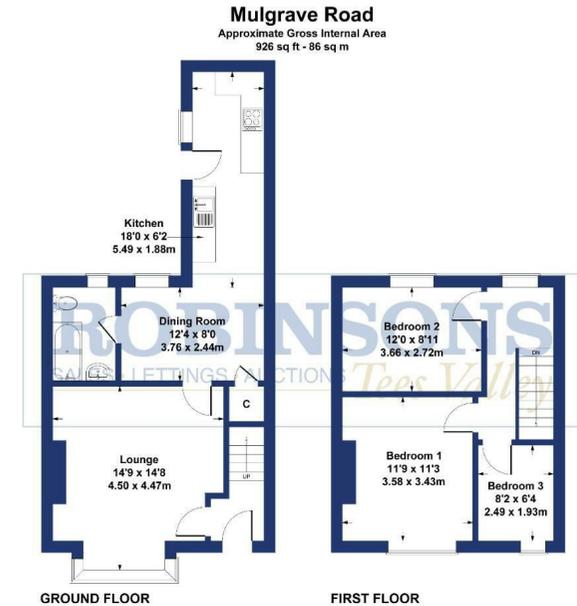
uPVC double glazed window to the front aspect, convector radiator.

OUTSIDE

The property features a low maintenance palisade to the front and an enclosed yard to the rear with gated access.

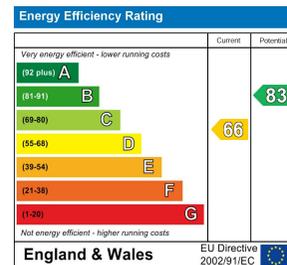
NB

Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2022



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating to these services.

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