



Marlborough Street

Hartlepool, TS25 5RL

Asking Price £30,000



PUBLIC NOTICE: 18 Marlborough Street, Hartlepool, Cleveland, TS25 5RL. We are acting in the sale of the above property and have received an offer of £39500. Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC Rating: D

This delightful two-bedroom house presents an excellent opportunity for those seeking a buy-to-let investment. With a potential rental income of £500 per calendar month, this property is poised to attract tenants looking for a comfortable and convenient living space. The house features a welcoming reception room, a dining kitchen, two bedrooms and a bathroom. Situated in a location nearby amenities, residents will enjoy easy access to local shops, schools, and recreational facilities, enhancing the appeal of this property for potential tenants. This house is not just a property; it is a promising investment opportunity in a vibrant community offering greater than average yield potential. Whether you are a seasoned investor or a first-time buyer looking to enter the rental market, this home on Marlborough Street is worth considering. EPC: D, Council Tax Band A.



Entrance Hallway

The welcoming entrance features a convenient vestibule and a double glazed exterior door, a radiator and stairs to the first floor.

Lounge 14'6" x 10'5" (4.44m x 3.20m)

Positioned at the front of the home the lounge incorporates a double glazed window accompanied with a feature fireplace inset with an electric fire and a radiator.

Kitchen Area 19'2" x 6'3" (5.85m x 1.91m)

Nestled at the rear of the property the kitchen and dining area provide a wonderful space with fitted wall and floor cabinets finished in white colour tones and contrasting work surfaces integrating a stainless steel sink and drainer unit set beneath a window which overlooks the enclosed rear courtyard. Additional attributes include an external double glazed door opening into the courtyard, a radiator, plumbing for an automatic washing machine and a gas cooker point.

Dining Area 7'4" x 5'10" (2.25m x 1.80m)

Adjacent and open plan with the kitchen area this useful area includes a window looking into the enclosed rear courtyard.

Landing

Positioned at the top of the stairwell which leads from the entrance hall, the landing features a newel posted spindle balustrade and doors offering accessibility into the bedrooms and the bathroom.

Master Bedroom 13'10" x 11'9" (4.23m x 3.59m)

Located at the front of the property this well appointed bedroom includes a double glazed window and a radiator.

Second Bedroom 8'9" x 6'3" (2.67m x 1.92m)

Situated at the rear of the home, the second bedroom features a double glazed window and a radiator.

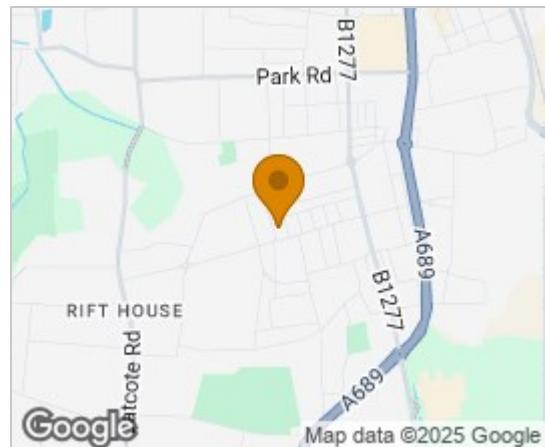
Bathroom 7'3" x 6'11" (2.21m x 2.13m)

The family bathroom provides a white suite comprising of an electric shower over the panel bath, a low level W/c and a pedestal hand wash basin. Accompaniments include a double glazed window, a radiator and a useful storage cupboard which also conceals the gas combination boiler.

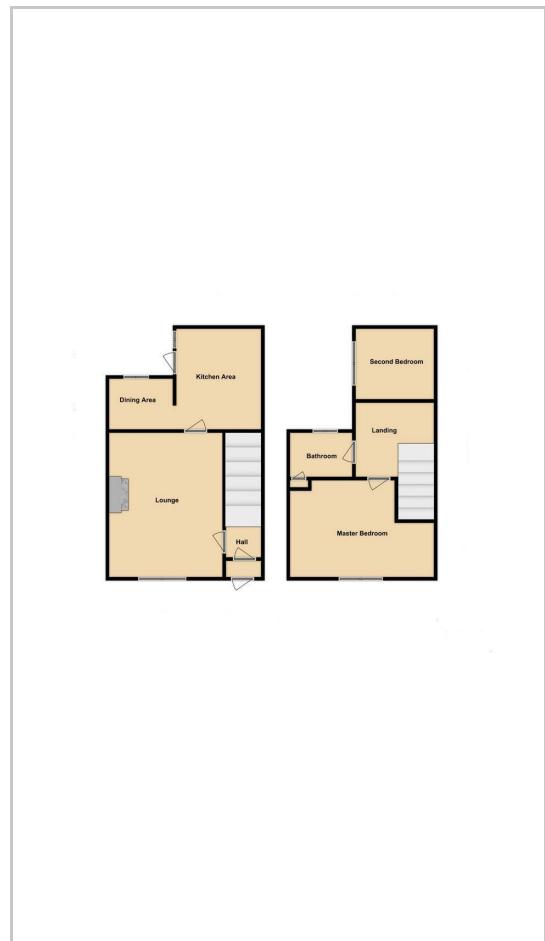
Outdoor Space

At the rear of the property access is gained into enclosed private walled courtyard from the kitchen and also provides a gate to the rear lane.

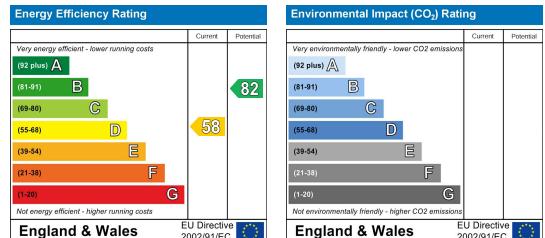
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.