



### 3 bed upper flat to buy in TS25

Wynyard Mews, Hartlepool, Durham, TS25  
3JE

**£30,000** Starting Bid

 x 3  x 1  x 1

Tenure

Size

**Leasehold**

**689 sq ft / 64 sq m**

Allocated parking

Chain free

### Property features

- ✓ Three-bedroom top floor
- ✓ Ample resident and visitor parking
- ✓ Potential rental income of approximately £450 PCM
- ✓ Potential gross yield of up to 15%
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

Three Bedroom Top Floor Apartment – Hartlepool – Potential 15% Gross Yield

A deceptively spacious three-bedroom top floor apartment situated in the popular Owton Manor area of Hartlepool, conveniently located close to local amenities, schools, transport links, and everyday conveniences.

This well-proportioned property presents an excellent opportunity for both buy-to-let investors and first-time buyers seeking a competitively priced home with strong potential. Offering generous living accommodation throughout, the apartment benefits from a practical layout and ample natural light.

The accommodation briefly comprises a communal entrance with staircase access to all floors, an entrance vestibule with cloaks recess, and a useful study area which could also be utilised as an occasional bedroom or home office. The spacious lounge provides a comfortable living space and leads through to the fitted kitchen. An inner hallway with built-in storage gives access to two well-sized double bedrooms and a bathroom fitted with a three-piece suite.

Externally, residents benefit from communal gardens and ample off-road parking.

The property is leasehold and subject to an annual maintenance charge.

Located within easy reach of Hartlepool town centre, the property offers excellent access to local amenities and transport connections, including Hartlepool railway station, making it well placed for commuting throughout the region.

With a potential rental income of approximately £450 per calendar month, the property could generate an attractive gross yield of up to 15%, making it a strong addition to any investment portfolio.

Early viewing is highly recommended to appreciate the space, value, and investment potential on offer.

For further information or to arrange an internal inspection, please contact Pattinson Estate Agents.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 63

Price: Starting Bid £30,000

Property Type: Upper Flat

Build Size: 64 sq m

USPs: Chain free

Parking: Allocated

Heating: Gas

Electric: National Grid


Water: Direct mains water

Sewerage: Standard UK domestic



**Floor Plan**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Wynyard Mews, Hartlepool, Durham, TS25 3JE

Contact your local branch today for more information on this property:

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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