



Hutton Avenue, Hartlepool - TS26 9PW



In Excess of £240,000



## 55 Hutton Avenue, Hartlepool

This 6 bedroom semi-detached house offers an exceptional opportunity for those seeking a lucrative investment within the property market. Boasting a unique layout, the property has been cleverly converted into three self-contained flats, each with its own individual charm and appeal.

Presently, all three flats are tenanted, providing a stable annual income of £18,240, making it an appealing proposition for investors looking to grow their rental portfolio. This income stream is further enhanced by the presence of a large rear garden and allocated parking to the rear of the property, providing added convenience for tenants and landlords alike.

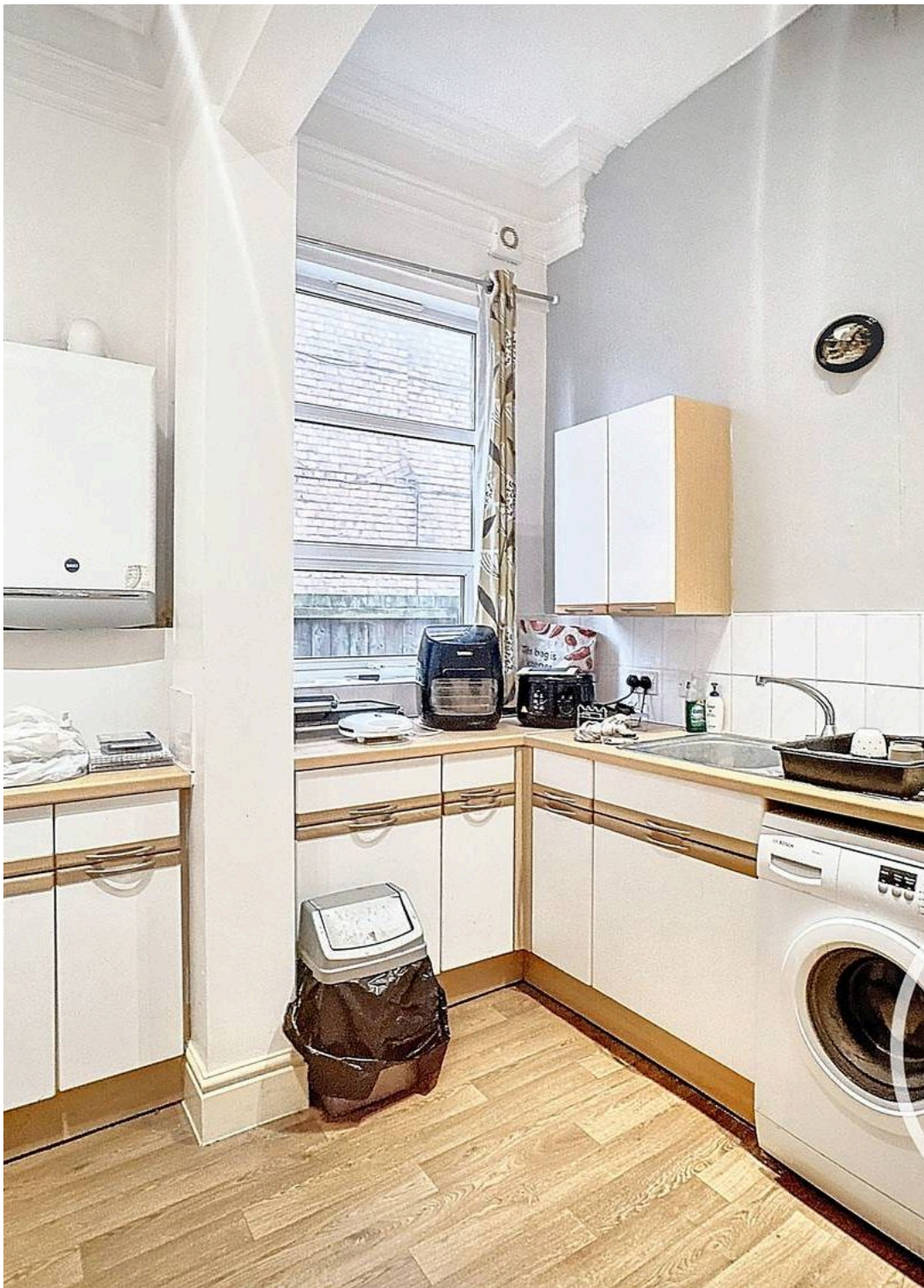
Comprising one 1-bedroom flat, one 2-bedroom flat, and one 3-bedroom flat, the property caters to a range of potential tenants, ensuring a broad appeal within the rental market. Practicality is at the forefront, with gas central heating installed throughout, guaranteeing comfort and warmth during the colder months.

Each flat boasts its own Energy Efficiency Rating, with Flat 1 and Flat 2 achieving a respectable rating of C, while Flat 3 follows slightly behind with a still commendable rating of D. This demonstrates the property's commitment to energy efficiency, offering cost-saving benefits for both tenants and landlords.

Beyond its current configuration, the property presents a versatile investment opportunity, with the potential to generate a higher average street value if converted back to a singular house. This flexibility allows investors to tailor the property to their desired investment strategy, whether that be through ongoing rental income or a profitable conversion project.

Council Tax band: D

Tenure: Freehold

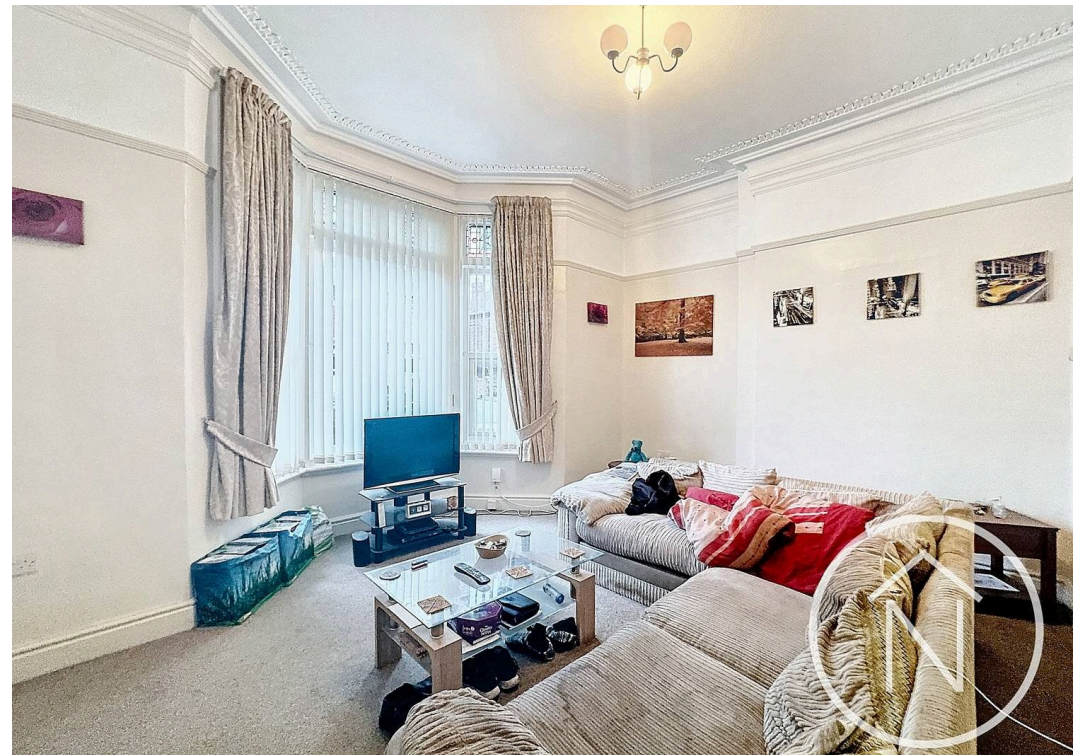


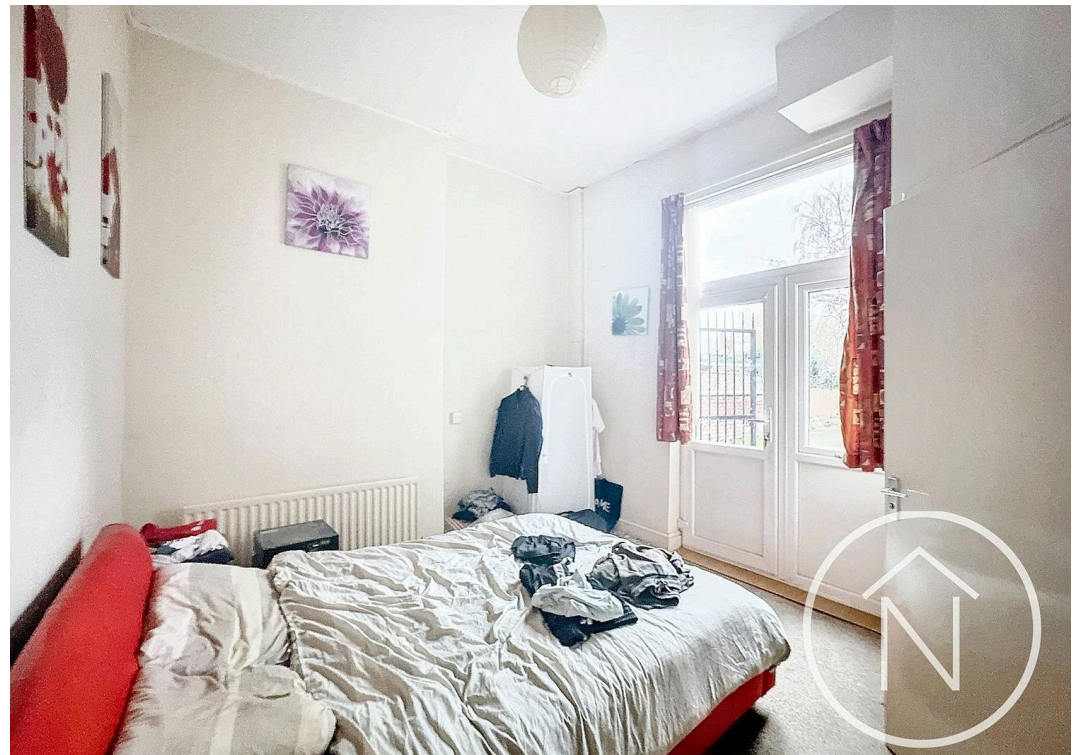
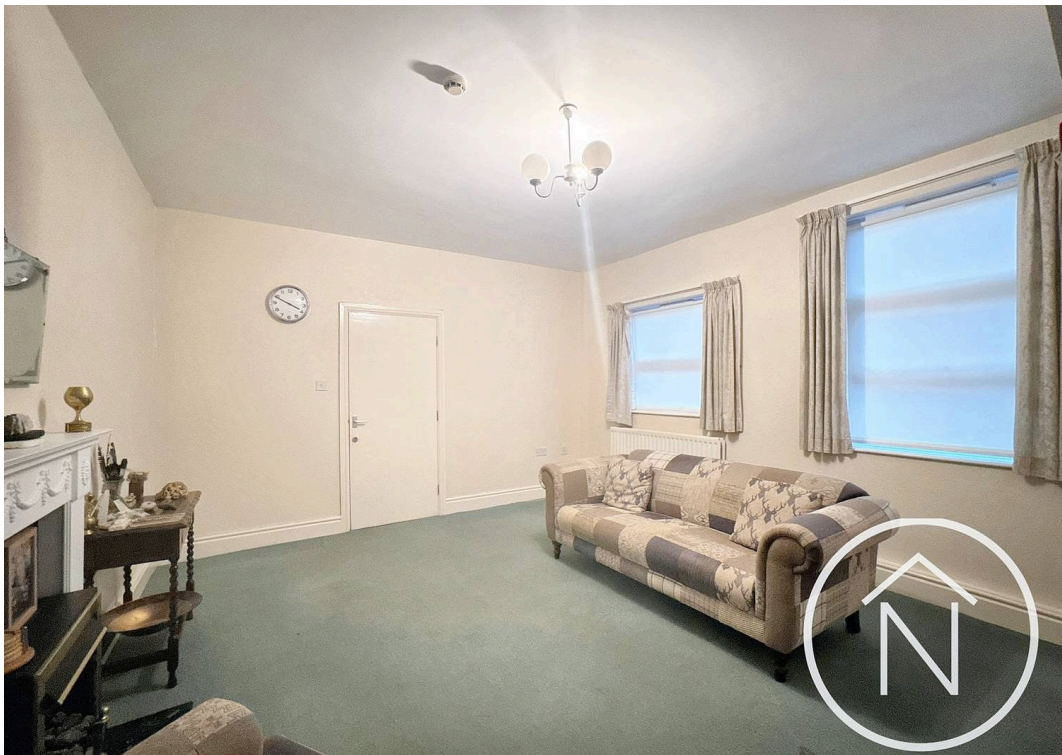
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In conclusion, this property represents a compelling proposition for those looking to secure a strong and dependable investment within the property market. Whether you are an established landlord seeking to expand your portfolio or an investor looking for a promising conversion project, this property offers both potential and versatility in equal measure. Don't miss the chance to make this property your next successful venture.

*While we have made efforts to ensure the accuracy of the information provided in our sales particulars, please note that we have gathered this information from the seller. Should you require further details or clarification on any specific matter, we kindly request you to contact our office where we are ready to gather evidence or conduct further investigations on your behalf.*

*It is important to note that Northgate has not tested any of the services, appliances, or equipment within this property. Therefore, we strongly recommend that prospective buyers arrange for their independent surveys or service reports before finalising the purchase of the property.*









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