



Newlands Avenue, Hartlepool TS26 9NU

welcome to

Newlands Avenue, Hartlepool

A substantial, period style, 5 Bedroomed, semi detached property, available for sale with no onward chain.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Lobby

Internal door leading to:-

Inner Hallway

Staircase to First Floor, radiator, understairs storage cupboard.

Front Reception Room

16' 7" (into bay) x 15' 6" (into alcoves) (5.05m (into bay) x 4.72m (into alcoves))

UPVC double glazed bay window to front, decorative coved cornicing, radiator, open fireplace.

Rear Reception Room

13' 8" x 13' 6" (into alcoves) (4.17m x 4.11m (into alcoves))

UPVC double glazed French door leading to Rear Garden with co-ordinating side windows and windows above, decorative coved cornicing, radiator, wooden fireplace with marble surround and hearth with inset 'living flame' gas fire.

Breakfasting Kitchen

11' 2" (max) x 20' 4" (max) (3.40m (max) x 6.20m (max))

Fitted with a range of wall and base units with complementing working surfaces and co-ordinating splashback, inset stainless steel sink/drainer unit with chrome mixer tap, built in extractor hood, recess for cooker, radiator, additional built in cupboards, raised Dining area, UPVC double glazed twin windows to side, door leading to Rear Garden.

Utility Area

7' 1" x 3' 8" (2.16m x 1.12m)

UPVC double glazed window to rear, plumbing for washing machine, space for additional white goods, wall mounted 'Worcester' gas central heating boiler, access to:-

W C

Low level low flush WC, wall mounted wash hand





basin.

First Floor Half Landing

Double built in cupboard with shelving, giving access to:-

W C

UPVC double glazed opaque window to side, low level low flush WC, radiator.

Bathroom

UPVC double glazed opaque window to side, fitted with a 3 piece suite comprising of:- bath, pedestal wash hand basin, shower cubicle with main supply shower, chrome heated towel rail, airing cupboard.

Full Landing

Staircase to Bedroom 5.

Bedroom 1

15' 8" into bay x 12' 4" excluding wardrobes (4.78m into bay x 3.76m excluding wardrobes)
UPVC double glazed bay window to front, radiator, 2 double fitted wardrobes with overhead storage, decorative coved cornicing.

Bedroom 2

13' 8" x 11' 10" (4.17m x 3.61m)
(excluding wardrobes), UPVC double glazed window to rear, pedestal wash hand basin, decorative coved cornicing, radiator, 2 double fitted wardrobes with overhead storage.

Bedroom 3

11' 2" maximum x 14' 1" into bay (3.40m maximum x 4.29m into bay)
UPVC double glazed bay window to front, decorative coved cornicing, pedestal wash hand basin, radiator, storage cupboard.

Bedroom 4

6' 8" x 10' 6" (2.03m x 3.20m)
UPVC double glazed window to front, radiator,

understairs storage cupboard.

Bedroom 5

13' 9" maximum x 12' 10" maximum (4.19m maximum x 3.91m maximum)

Skylight window to rear, wall to wall fitted cupboards, storage to both front and rear eaves, wall mounted storage heater.

Externally

Front Garden

Low maintenance, pathway, shared Driveway to a detached block of 2 Garages (right hand side belongs with the property).

Rear Garden

West facing, predominately low maintenance with pebbled and patio area surrounded with mature trees and shrubbery, access to Garage.

Agents Note

It is our understanding that the property is not registered at the Land Registry, which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.



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welcome to

Newlands Avenue, Hartlepool

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- PERIOD STYLE
- GARAGE

Tenure: Freehold EPC Rating: F

guide price

£160,000



This floorplan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they should not be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely on its own inspection(s). Plan produced for Manners & Harrison. Powered by www.focalagent.com

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Property Ref:
HAR116574 - 0012

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