



King Oswy Drive, Hartlepool TS24 9PQ

welcome to

King Oswy Drive, Hartlepool

A well presented 3 Bedroomed bay fronted semi-detached house with gardens to both front and rear aspect. 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 Hall

Window to front, UPVC door to front, understairs storage cupboard, radiator.

Lounge

13' 7" into bay x 12' (4.14m into bay x 3.66m)
Bay window to front, fireplace with electric fire, radiator.

Dining Room

9' 6" x 8' 9" (2.90m x 2.67m)
Patio doors, radiator.

Kitchen

9' 6" maximum x 8' 8" maximum (2.90m maximum x 2.64m maximum)
Window to rear, wall and base units with contrasting working surfaces, cupboard housing boiler, recess for washing machine, oven, hob and hood, stainless steel sink drainer unit with chrome mixer tap.

First Floor Landing

Loft void access, window to side.

Bedroom 1

11' 2" x 12' 6" (3.40m x 3.81m)
Window to front, radiator.

Bedroom 2

11' 3" x 8' 6" maximum (3.43m x 2.59m maximum)
Window to rear, radiator.

Bedroom 3

7' 9" x 9' 5" (2.36m x 2.87m)
Window to front, cupboard built into bulk head, radiator.





Bathroom

Window to rear, pedestal wash hand basin with chrome heated towel rail, bath with electric shower over, low level low flush WC, storage cupboard.

Externally

Front Garden

Garden, on street parking.

Rear Garden

Garden, storage shed.



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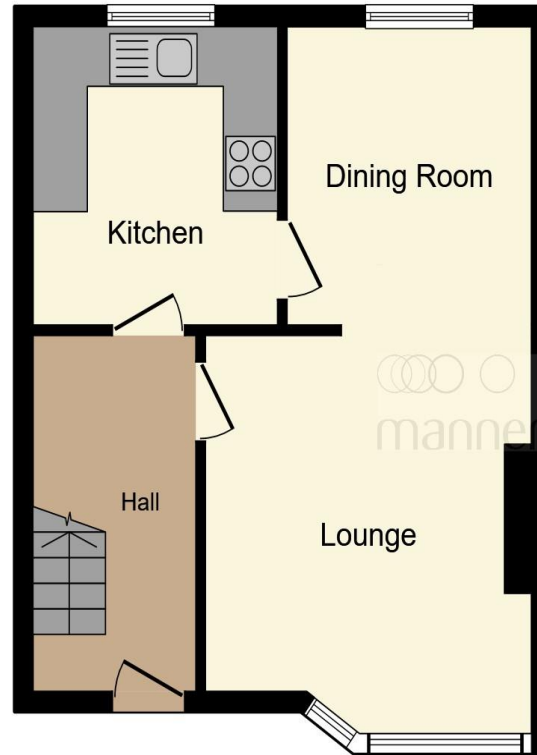
King Oswy Drive, Hartlepool

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- GAS CENTRAL HEATED AND UPVC DOUBLE GLAZED
- 2 RECEPTION ROOMS

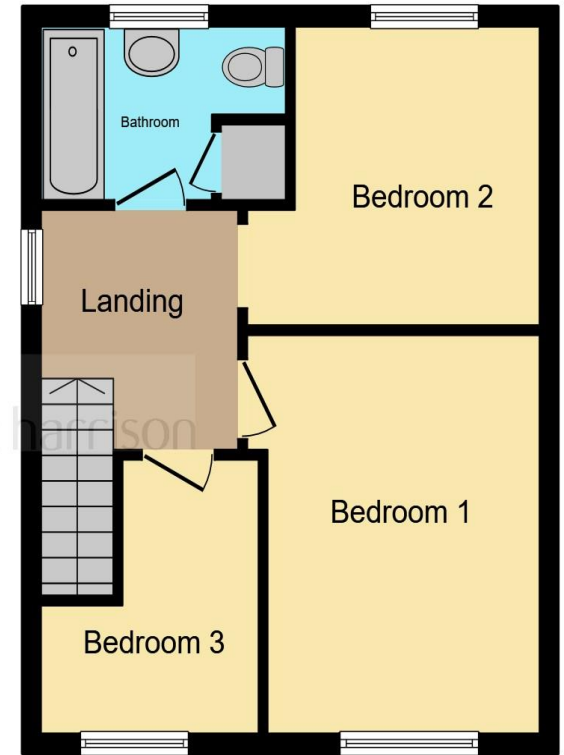
Tenure: Freehold EPC Rating: C

guide price

£65,000



Ground Floor



First Floor

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:
HAR117757 - 0005

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