



Hutton Avenue, Hartlepool TS26 9PP

welcome to

Hutton Avenue, Hartlepool

Situated in a sought-after location is this three bedroomed, semi-detached home. Boasting three reception rooms, as well as a contemporary kitchen and additional shower room downstairs, this property is ideal for a family buyer.

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 Vestibule

Door to side, stained glass window to side, tiled flooring.

Entrance Hall

Understairs storage cupboard, carpet, radiator, coved cornicing,

Lounge

14' 6" x 11' 1" Max into alcoves (4.42m x 3.38m Max into alcoves)

Stained glass window to rear, coved cornicing, carpet, radiator, fireplace with electric fire, door to rear garden.

Dining Room

13' 7" Max into bay x 14' 4" Into alcoves (4.14m Max into bay x 4.37m Into alcoves)

Wooden and stained glass double glazed bay window to front, carpet, radiator, coved cornicing, ceiling rose.

Breakfast Room

13' 1" x 10' 1" (3.99m x 3.07m)

Sash wooden window to rear, vinyl flooring, radiator, panelled walls, fitted base units, door to kitchen.

Kitchen

Fitted with a range of white wall , base and larder units with contrasting worktops, 1 1/2 bowl sink/drainers unit with splashback tiling, electric oven and hob with cooker hood over, exposed boiler, spotlighting, double glazed wooden window to side, radiator, door to side garden, door to wet room.

Wet Room

WC, wash hand basin, radiator , extractor fan, shower, spotlighting, vinyl flooring, frosted UPVC double glazed window to side.





First Floor

Landing

Stained glass window to front, stairs from hallway, coved cornicing, radiator, carpet.

Bedroom 1

13' 11" Into Bay x 13' 1" Up to robes (4.24m Into Bay x 3.99m Up to robes)
Double glazed wooden bay window to front, carpet, radiator, wardrobe.

Bedroom 2

10' 5" x 13' 5" Plus robes (3.17m x 4.09m Plus robes)
UPVC double glazed window to front, carpet, radiator, two built in storage cupboards.

Bedroom 3

14' 6" x 11' 2" Into alcoves (4.42m x 3.40m Into alcoves)
UPVC double glazed window to rear, carpet, radiator, fitted robes and units, ceiling tiles, TV point.

Family Bathroom

Bath with mixer tap and shower over, wc, wash hand basin, wooden double glazed window to front, part tiled, vinyl flooring, radiator, shaving point, loft access.



Externally

Front Garden

Block paved driveway, gate to rear.

Rear Garden

Lawn with pebbled area, trees and shrubbery, decking area, outside tap, pathway, brick built workshop.

Garage

With power and lighting, tap.



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Hutton Avenue, Hartlepool

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- 3 RECEPTION ROOMS
- GROUND FLOOR WET ROOM

Tenure: Freehold EPC Rating: D

guide price

£175,000



This floor plan 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 cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
HAR117494 - 0007

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