



Lister Street, HARTLEPOOL TS24 7QD

welcome to

Lister Street, HARTLEPOOL

A 3 bedroomed , 2 reception roomed, bay fronted terrace property, deceptively spacious offering generous sized living accommodation.

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

Access via UPVC double glazed door. inner door.

Hallway

Dado rail, radiator, staircase to first floor.

Living Room

13' 4" Into bay x 13' 5" Into alcove (4.06m Into bay x 4.09m Into alcove)

UPVC double glazed bay window to front aspect, white ornate style fireplace with marble effect surround and hearth, radiator, coved cornicing.

Dining Room/ Rear Reception

13' 5" into alcoves x 11' 1" (4.09m into alcoves x 3.38m)

UPVC double glazed window to rear aspect, white ornate fireplace with marble effect surround and hearth, inset living flame gas fire, radiator, coved cornicing, wall lighting.

Kitchen

9' 3" x 5' 9" Excluding door recess (2.82m x 1.75m Excluding door recess)

Range of wall and base units with contrasting working surfaces, stainless steel sink/drainer unit, Understairs storage cupboard, plumbing for washing machine, radiator.

Rear Lobby

UPVC double glazed door leading to rear yard.

Bathroom

UPVC double glazed window to side, panelled bath, low level low flush wc, pedestal wash hand basin, radiator.

First Floor

Half Landing

UPVC double glazed window to rear aspect.





Landing

Loft void access, storage cupboard.

Bedroom 1

10' 7" x 10' 9" Into alcove (3.23m x 3.28m Into alcove)
UPVC double glazed window to front aspect, built in storage cupboard, radiator.

Bedroom 2

11' 3" x 11' Into alcoves (3.43m x 3.35m Into alcoves)
UPVC double glazed window to rear aspect, radiator. wall mounted gas central heating boiler.

Bedroom 3

5' 9" x 8' Excluding door recess (1.75m x 2.44m Excluding door recess)
Window to front aspect, radiator.

Externally

Front

Palisade, on street resident permit parking.

Rear Yard



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Lister Street, HARTLEPOOL

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- 3 BEDROOMS
- 2 RECEPTION ROOMS

Tenure: Freehold EPC Rating: D

guide price

£32,000



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:
HAR117879 - 0003

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