



Shalom, Dalton Piercy Hartlepool, TS27 3HS

welcome to

Shalom, Dalton Piercy Hartlepool

A unique and rare opportunity to purchase this 4 bedroom, 2 reception room detached bungalow. Situated in an idyllic countryside setting in rural Dalton Piercy.

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

Loft void, dado rail, radiator.

Lounge

18' 7" x 16' 3" (5.66m x 4.95m)
Window to front and side, exposed beams, stone built fireplace, door leading to:-

Dining Room

10' 3" x 12' 2" (3.12m x 3.71m)
Window to side, double door to porch, coved cornicing.

Kitchen / Diner

19' 4" x 10' 2" (5.89m x 3.10m)
Wall and base units, stainless steel sink drainer unit with mixer tap, window to side and rear, door to side, recess plumbing for washing machine and additional white goods, Rayburn cooker and heating system which is connected to Rayburn system, electric log burner, back boiler behind, anthracite smokeless fuel.

Bedroom 1

11' 9" maximum x 14' 4" maximum (3.58m maximum x 4.37m maximum)
Window to side and rear, built in wardrobes, radiator.

Bedroom 2

10' 3" x 11' 1" excluding wardrobes (3.12m x 3.38m excluding wardrobes)
Window to rear, built in wardrobes, radiator.

Bedroom 3

7' 7" including alcove x 11' 7" excluding door recess (2.31m including alcove x 3.53m excluding door recess)
Window to side, built in wardrobes and storage cupboard, radiator.





Bedroom 4 / Study

7' x 8' 5" (2.13m x 2.57m)

Patio doors leading to a sheltered seating area.

Bathroom

Shower cubicle with mains shower, pedestal wash hand basin, corner bath, bidet, low level low flush WC, spotlights, radiator, window to rear.

Externally

Front Garden

Personal door to garage, your very own woodland, driveway.

Rear Garden

To all 4 sides, extremely private, access to cesspit.

Garage

Power and lighting.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- RARE TO THE MARKET
- GARAGE

Tenure: Freehold EPC Rating: F

guide price

£360,000



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:
HAR117887 - 0004

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