



Elm Grove, Hartlepool TS26 8LZ

welcome to

Elm Grove, Hartlepool

Manners and Harrison are delighted to present to the market this superb, 4 bedroomed, semi detached house with a loft conversion.

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.

Imposing Traditional Facade

Wall to wall frontage, extensive block paved driveway, entrance door leading into:-

Superb Entrance Hallway

Original spindle staircase to first floor, dado rail, understairs storage cupboard.

Front Reception Room

14' 4" maximum x 12' 4" (4.37m maximum x 3.76m)
Bay window to front, fantastic window seat with storage, picture rail, deep coved cornicing, ceiling rose, superb original fireplace and open fire, traditional cast iron radiator.

Rear Reception

12' 5" x 18' (3.78m x 5.49m)
Bi-folding doors opening onto rear garden, decorative coved cornicing, picture rail, twin ceiling roses, fabulous original fireplace.

Kitchen

12' 1" x 13' 1" (3.68m x 3.99m)
Fitted with a stunning range of contemporary wall and base units with a central breakfasting island, decorative mantle, comes with double range cooker, double width extractor hood, integrated dishwasher, American style fridge freezer, space for appliances, traditional style tiled black splashback, superb solid counter tops, cast sink with traditional style mixer tap, decorative coved cornicing.

Rear Lobby / Utility Area

6' 2" x 7' 1" (1.88m x 2.16m)
Providing additional storage, column radiator, window, door leading to rear garden.

Guest W C

Window to rear, low level low flush WC, corner wall mounted wash hand basin with chrome mixer tap and attractive splashback tiling,





First Floor Landing

Bedroom 1

19' 1" x 14' 8" (5.82m x 4.47m)

Twin dual aspect windows to front, which floods the room with natural light, picture rail, deep coved corning, traditional cast radiator, cast log burner.

Bedroom 2

12' 2" x 12' 9" maximum (3.71m x 3.89m maximum)

Stunning original fireplace with tiled hearth and surround, fitted storage cupboard, picture rail, radiator.

Bedroom 3

12' 5" x 11' 2" (3.78m x 3.40m)

Traditional cast radiator, fitted storage and shelving to alcove, superb fireplace, picture rail.

Family Bathroom

Comprising of:- traditional free standing slipper bath with claw feet, shower cubicle, pedestal wash hand basin, complementary part tiled wall and floor.

Separate W C

Low level low flush WC. window to side.

Second Floor

Bedroom 4

19' 4" x 14' 1" (5.89m x 4.29m)

Traditional fireplace with tiled hearth, traditional radiator, fitted storage, window to side.

Loft

Spacious loft, accessible from bedroom 4.

Externally

Front

Driveway.

Rear Garden

Good sized lawned area with Indian stone patio area, play area, well established trees and shrubbery, raised flower beds, stone/slate garden building.

Garage

Double garage with separate driveway.



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Elm Grove, Hartlepool

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- GARAGE WITH SEPARATE DRIVEWAY
- LOFT CONVERSION

Tenure: Freehold EPC Rating: D

guide price

£250,000



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:
HAR118289 - 0004

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