



Union Mews, Hartlepool TS24 0JJ

welcome to

Union Mews, Hartlepool

This is a unique opportunity to purchase a combination of properties all under one title deed, comprising of two 3 bedroomed apartments, one 2 bedroomed apartment, a 3 storey, 3 bedroomed town house and a 3 bedroomed detached house.

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.

Union Mews

Communal Hallway

Flat 1 - Ground Floor

Private Entrance Hallway

Radiator, door giving access to:

Living Room

13' 7" x 12' 8" Max (4.14m x 3.86m Max)

Sash window to front, radiator, archway to kitchen, spotlights to ceiling.

Kitchen/Dining Room

10' 9" x 10' 5" (3.28m x 3.17m)

Sash window to rear, fitted with a range of wall and base units with contrasting working surfaces, inset sink/drainer unit with mixer tap, built in oven and extractor hood, recess and plumbing for washing machine, cupboard housing boiler, radiator.

Bedroom 1

10' 9" x 10' 7" Max (3.28m x 3.23m Max)

Sash window to rear and side aspect, radiator.

Bedroom 2

14' 5" x 8' 9" Max (4.39m x 2.67m Max)

Sash window to front, radiator.

Bathroom

Fitted with a three piece white suite comprising panelled bath with mains supply shower over, pedestal wash hand basin, low level low flush wc, spotlighting to ceiling, chrome heated towel rail.

First Floor

Flat 2

Communal Entrance To Rear

Staircase to first floor.

Entrance Hallway

Living Room

11' 7" Excluding recess x 12' 9" (3.53m Excluding recess x 3.89m)

Sash window to front aspect, radiator, open with kitchen/diner.

Kitchen/ Diner

10' 7" x 12' 5" (3.23m x 3.78m)

Sash window to rear aspect, fitted with wall and base units with contrasting working surfaces, stainless steel sink/drainer unit with mixer tap and spray attachment, built in electric oven, hob and extractor hood, cupboard housing gas central heating boiler, recess and plumbing for washing machine, recess spotlighting to ceiling.



**Bedroom 1**

9' 1" x 10' 6" (2.77m x 3.20m)

Sash window to front, radiator.

Bedroom 2

14' 9" x 10' 9" (4.50m x 3.28m)

Sash windows to side and rear, radiator.

Bedroom 3

9' 7" x 10' 3" Including door recess (2.92m x 3.12m Including door recess)

Sash window to front, radiator.

Bathroom

Panelled bath with mixer tap and mains shower over, pedestal wash hand basin, low level low flush wc, chrome heated towel rail, recess spotlighting to ceiling.

Second Floor**Flat 3 - Top Floor****Communal Entrance Hallway**

Stairs to second floor.

Living Room

12' 10" x 13' 4" (3.91m x 4.06m)

Sash window to front, radiator.

Kitchen/ Diner

10' 7" x 12' 6" (3.23m x 3.81m)

Fitted with a range of wall and base units with contrasting working surfaces incorporating stainless steel sink/drainer unit with mixer tap, built in oven, hob and extractor hood, recess and plumbing for washing machine, cupboard housing boiler, radiator, recess spotlighting to ceiling.

Bedroom 1

14' 9" x 11' 1" Max (4.50m x 3.38m Max)

Sash windows to side and rear, radiator.

Bedroom 2

9' 8" Max x 14' 2" Max (2.95m Max x 4.32m Max)

Sash window to front, radiator.

Bedroom 3

6' 5" x 9' 9" (1.96m x 2.97m)

Sash window to front, radiator.

**Bathroom**

Panelled bath with mains shower over, pedestal wash hand basin, low level low flush wc, chrome heated towel rail, extractor fan, recess spotlighting to ceiling.

Externally**Communal Rear 'garden'****Front**

On street parking.

4 Southgate

3 Bedroomed end Town House

Entrance Hall**Living Room****Lounge**

14' 3" x 11' 10" narrowing to 8' 10" (4.34m x 3.61m narrowing to 2.69m)

Radiator.

Kitchen

9' 2" x 8' 2" (2.79m x 2.49m)

Fitted with a range of wall and base units with working surfaces, stainless steel sink/drainer unit, built in oven, hob and extractor hood, plumbed for washing machine, boiler, radiator.

Rear Lobby/ Utility

4' 6" x 5' 3" (1.37m x 1.60m)

Cloakroom

Wc

First Floor

view this property online mannersandharrison.co.uk/Property/HAR118361



welcome to

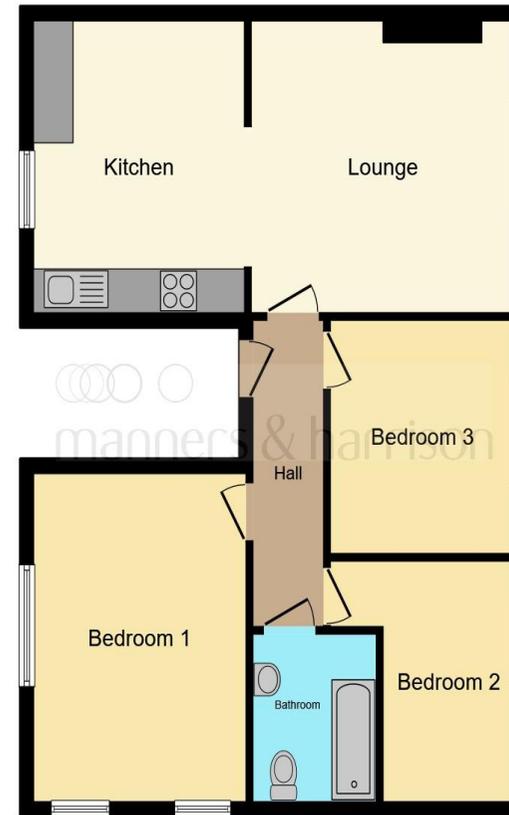
Union Mews, Hartlepool

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- SOLD WITH VACANT POSSESSION
- COMBINATION OF PROPERTIES ON ONE DEED

Tenure: Freehold EPC Rating: C

guide price

£255,000



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

view this property online mannersandharrison.co.uk/Property/HAR118361



Property Ref:
HAR118361 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Manners & Harrison is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


manners & harrison



01429 261351



Hartlepool@mannersandharrison.co.uk



Shrewsbury House 129 York Road,
HARTLEPOOL, Durham, TS26 9DW



mannersandharrison.co.uk