



Ashley Gardens, Hartlepool TS24 8QR

welcome to

Ashley Gardens, Hartlepool

Excellent first time buyer or investment opportunity with a potential rental yield of 8.7% - 9.8%. Previously rented at £650 pcm. A well presented and very well maintained terrace, offering good sized accommodation and with the benefit of a rear garden. No onward chain.

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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. 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

Entered via wooden single glazed door into vestibule, dado rail, door leading to lounge.

Lounge

14' 2" (max) x 14' 6" (max) (4.32m (max) x 4.42m (max))
UPVC double glazed window to front, coved cornicing, feature electric fire with marble hearth, radiator, door to leading to kitchen/diner, door leading to inner lobby.

Kitchen/Diner

13' 2" (max) x 7' 5" (max) (4.01m (max) x 2.26m (max))
Under stairs storage, radiator, wall mounted Baxi combi boiler, corner feature fire, carpet, UPVC double glazed window to side.
Kitchen area: vinyl flooring, UPVC double glazed window to side, two UPVC double glazed windows to side and rear, range of wood wall and base units with contrasting working surfaces, space for under counter fridge, plumbing and recess for washing machine, oval sink/drainage with mixer tap (stainless steel), recess for cooker, coved cornicing.

Inner Lobby

Stairs to first floor, door leading to family bathroom.

Family Bathroom

UPVC double glazed window to rear, panelled bath with handheld shower attachment, glass shower screen, low level low flush WC, pedestal wash hand basin, tiled floor, tiled walls, coved cornicing.

Bedroom 1

11' 7" (max) x 15' 10" (max) (3.53m (max) x 4.83m (max))
UPVC double glazed window to front, radiator, feature castine fire with tiled surround, part coved cornicing.





Bedroom 2

8' 5" x 8' 2" (2.57m x 2.49m)

UPVC double glazed window to rear, radiator, part restricted floor space due to bulkhead, part coved cornicing.

Bedroom 3

7' 8" x 7' 1" (2.34m x 2.16m)

UPVC double glazed window to rear, radiator, part coved cornicing.

Externally

Rear Garden

Lawned area, patio area, side gate for access to front.

Front Garden

Flat fronted with on-street parking.



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Ashley Gardens, Hartlepool

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- WELL PRESENTED AND MAINTAINED
- KITCHEN/ DINER

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

£75,000



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:
HAR118997 - 0011

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