

property details **approval form**

Flat 2, 217 Stockton Road, Hartlepool, Cleveland, England, TS25 1SW

Date: 28 August 2025

Property Ref and Version: HAR119173 - 0006

selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

guide price £20,000

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Sep 1989.

>> **key features**

- > SOLD WITH TENANT IN SITU
- > GAS CENTRAL HEATED & UPVC DOUBLE GLAZED
- > FANTASTIC INVESTMENT OPPORTUNITY
- > CLOSE TO LOCAL AMENITIES
- > COMMUNAL ENTRANCE
- > EPC Rating: C

>> **short description**

FOR SALE BY AUCTION. VARIOUS BIDDING OPTIONS AVAILABLE: ONLINE, TELEPHONE, PROXY OR IN PERSON AT THE GRAND CONNAUGHT ROOMS, GREAT QUEEN STREET, 61-65, COVENT GARDEN, LONDON, WC2B 5DA9TH SEPTEMBER 2025***9.30 AM START***CONTACT THE AUCTIONEERS TO REGISTER YOUR INTEREST ON 01302 710490***

>> **long description**

FOR SALE BY AUCTION. VARIOUS BIDDING OPTIONS AVAILABLE:- ONLINE, TELEPHONE, PROXY OR IN PERSON AT THE GRAND CONNAUGHT ROOMS, GREAT QUEEN STREET, 61-65, COVENT GARDEN, LONDON, WC2B 5DA9TH SEPTEMBER 2025***9.30 AM START***CONTACT THE AUCTIONEERS TO REGISTER YOUR INTEREST ON 01302 710490***This well presented, one bedroom, ground floor apartment is an ideal investment opportunity, offered for sale with a tenant in situ on a current tenancy agreement of £325 per calendar month dated from 04/06/2024. The property features a communal entrance with intercom access, leading to a private hallway. Inside, are a spacious living room, a kitchen, double bedroom and bathroom. Benefiting from gas fired central heating and double glazed UPVC windows. The apartment is conveniently located close to local amenities, short walk from the town centre, bus routes and transport links for travel further afield. With it being a readymade investment and excellent location, this apartment presents a fantastic opportunity for investors looking to expand their portfolio.

>> **directions**

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>> **Agent Note**

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>> room description

Entrance Hall

Intercom entry telephone, radiator.

Lounge

16' 5" x 9' 8" (5.00m x 2.95m)

Window to rear, radiator.

Kitchen

9' 7" x 5' 6" (2.92m x 1.68m)

Fitted with a range of wall and base units with contrasting working surfaces, stainless steel 1 1/2 sink/drain unit with mixer tap, recess and plumbing for washing machine, recess for cooker, boiler, radiator, window to front.

Bedroom 1

9' 3" Max x 12' 7" Max (2.82m Max x 3.84m Max)

Window to rear, radiator.

Bathroom

Low level low flush wc, panelled bath, pedestal wash hand basin, extractor fan, radiator.

Important Notice

For each Lot, a contract documentation fee of £1500 (inclusive of VAT) is payable to the Auctioneers by the buyer. The seller may charge additional fees payable upon completion. If applicable, such fees are detailed within the Special Conditions of Sale. Buyers are deemed to bid in full knowledge of this.

The Guide Price quoted must not be relied upon by prospective purchasers as a valuation or assessment of value of the property. It is intended to provide purchasers with an indication of the region at which the reserve may be set at the time of going to press. The guide price may be subject to variation and interested parties are advised to make regular checks for variations and should be aware that the reserve price may be either below or above the quoted guide price.

****PLEASE CONTACT THE AUCTIONEERS AT LeedsAuctions@williamhbrown.co.uk TO REQUEST A COPY OF THE LEGAL PACK, IF THIS IS AVAILABLE WE CAN EMAIL IT OVER TO YOU****

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Important Notice Continued

Prospective purchasers should also be aware that the eventual sale price may be above or below the guide level dependent upon competition, and should therefore not presume the guide to be indicative of the final expected sale price or the price the property is available at.

When setting the guide price, the auctioneers have given consideration to the seller's instructions in respect of their indicated reserve price at the time of instruction. The reserve price, (the level below which the property will not be sold), remains confidential between the seller and the auctioneer. The guide price therefore, is intended to indicate the region at which the reserve price is intended to be set. The seller will confirm their final reserve price close to the auction date and if appropriate the auctioneers may adjust the guide price to reflect this.

Whilst the auctioneers make every effort to ensure the safety and security of viewers at properties, we have not carried out a detailed Health & Safety inspection of properties in our auctions and cannot therefore guarantee the safety and security of viewers.

Prospective purchasers and bidders attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior grounds and outbuildings and boundaries. All non-conducted inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewers risk.

Registration for bidding online will close the Friday before the auction sale. Please ensure you register and submit all the details and documents required in time. Without authorisation to bid prior to the sale you will be unable to bid in the auction.

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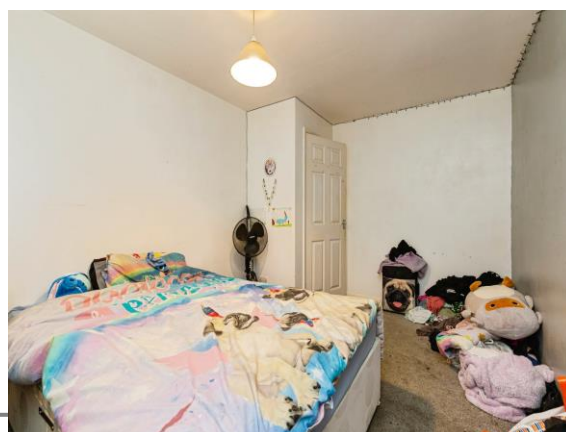
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>> **property images**



Your Manners & Harrison office: Shrewsbury House 129 York Road, HARTLEPOOL, Durham, TS26 9DW
T 01429 261351 E Hartlepool@mannersandharrison.co.uk

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>> **property images**



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>> floor plan

>> approval

	Signature	Date
Kelly Walker		
Peter Blackley Blackley Estates		