



**Heathfield Drive, Hartlepool, TS25 5LW**

**welcome to**

## **Heathfield Drive, Hartlepool**

Are you looking for a renovation project? Are you an investor looking for a perfect rental property or opportunity to flip a property? Look no further than this three bedroomed, double fronted family home. Heathfield Drive is suitable for a range of buyers and is located close to local amenities.

### **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 Porch**

Entered via UPVC double glazed door with windows either side, dado rail, open to entrance hallway.

### **Entrance Hallway**

Radiator, stairs to first floor, parquet flooring, under stairs storage cupboard.

### **Lounge**

10' 11" Max x 14' 9" Into bow window ( 3.33m Max x 4.50m Into bow window )  
UPVC double glazed bow window to front, decorative coved cornicing, ceiling rose, radiator, exposed floor boards, coal effect gas fire with marble surround and hearth.

### **Kitchen**

5' 11" x 19' 10" Max ( 1.80m x 6.05m Max )  
Two UPVC double glazed windows to rear, range of wall and base units with contrasting working surfaces and tiled splashback, 4- ring gas hob, recess for dishwasher, inset sink/drainage with mixer tap, plumbing an recess for washing machine, inset single oven with grill, wall mounted 'Logic' combi boiler, coved cornicing.

### **Reception Room 2**

Dual aspect, UPVC double glazed window to the front, coved cornicing, radiator, UPVC double glazed French doors to the rear garden, exposed floorboards.

### **First Floor**

### **Landing**

Stairs from hallway, UPVC double glazed window to front, loft hatch access, doors leading to all principal rooms, dado rail.

### **Bedroom 1**

12' 4" x 10' 2" ( 3.76m x 3.10m )  
UPVC double glazed window to front, two radiators, coved cornicing, two door built in mirrored sliding wardrobes, exposed floorboards.

### **Bedroom 2**







9' 8" x 10' 11" ( 2.95m x 3.33m )  
UPVC double glazed window to rear, radiator,  
exposed floorboards.

### **Bedroom 3**

10' 11" Max x 8' 8" Max ( 3.33m Max x 2.64m Max )  
UPVC double glazed window to front, exposed  
floorboards, radiator, loft hatch access with pull  
down ladder.

### **Family Bathroom**

UPVC double glazed window to rear, radiator, tiled  
walls, bath with hand held shower attachment, low  
level low flush wc, vinyl flooring, pedestal wash hand  
basin, radiator.

### **Externally**

#### **Rear Garden**

Low maintenance with Indian sandstone patio, fence  
enclosed with wooden gate leading to the side of  
the property.

#### **Front Garden**

Wall enclosed with wrought iron gate,  
predominantly laid to lawn with hard standing area  
and walk way leading to the front door.



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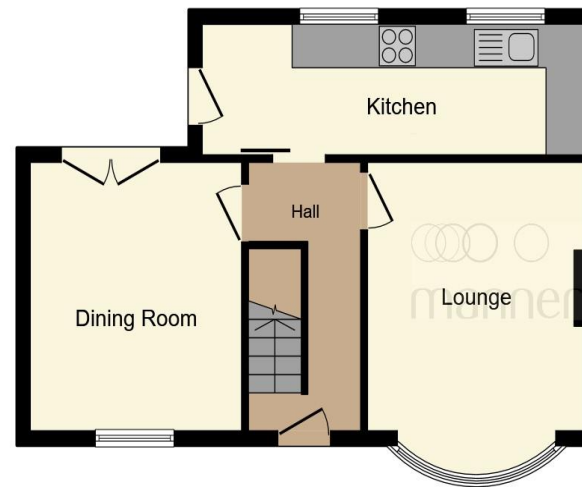
## Heathfield Drive, Hartlepool

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- 2 RECEPTION ROOMS
- GALLEY STYLE KITCHEN

Tenure: Freehold EPC Rating: D

guide price

**£80,000**



Ground Floor



First Floor

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](http://www.focalagent.com)

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Property Ref:  
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