



Motherwell Road, HARTLEPOOL TS25 3QX

welcome to

Motherwell Road, HARTLEPOOL

POSITIONED ON A VERY LARGE CORNER SITE!! This spacious, three bedroom, end terraced house can be found in the popular residential area of Owton Manor, being within close proximity to schools, utilities and bus route.

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 Hallway

Entered via UPVC double glazed door, radiator, dado rail, doors leading to kitchen and lounge.

Lounge/ Dining Room

22' Max x 12' 4" Max (6.71m Max x 3.76m Max)
Dual aspect, UPVC double glazed window to front, two radiators, UPVC double glazed sliding doors to

rear garden, door leading to kitchen.

Kitchen

12' 8" Max x 11' 4" Max (3.86m Max x 3.45m Max)
UPVC double glazed window to rear, UPVC double glazed window to side, a range of wall and base units with contrasting working surfaces, inset electric oven, 4-ring gas hob, stainless steel 1 1/2 bowl sink/drainer, radiator, laminate flooring, under stairs storage cupboard, door leading to utility area.

Utility Area

5' 5" x 9' 4" (1.65m x 2.84m)
UPVC double glazed window to side, UPVC double glazed door to side, vinyl flooring, space for freestanding fridge, wall mounted combi boiler.

First Floor

Landing

Loft hatch access, UPVC double glazed window to rear.

Bedroom 1

12' 4" Max x 9' 5" Excluding door recess (3.76m Max x 2.87m Excluding door recess)
UPVC double glazed window to front, radiator.

Bedroom 2

11' 9" Max x 12' 4" Max (3.58m Max x 3.76m Max)
UPVC double glazed window to front, UPVC double glazed window to side, radiator, part restricted floor space due to bulkhead.

Bedroom 3

9' 5" x 11' 4" (2.87m x 3.45m)
UPVC double glazed window to rear, radiator, built in storage cupboard.





Family Bathroom

UPVC double glazed window to rear, wall mounted wash hand basin, cladded panelled bath with mixer tap and hand held shower attachment, part cladded walls, cladded ceiling, radiator, vinyl flooring.

Separate Wc

UPVC double glazed window to rear, low level low flush wc, vinyl flooring.

Externally

Rear Garden

Amazing size, fence enclosed, predominately laid to lawn, wraps around the side of the property, gated access leading to front.

Front Garden

Low maintenance with paving slabs and some planted borders, on street parking.



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Motherwell Road, HARTLEPOOL

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- SUITABLE FOR FIRST TIME BUYER OR INVESTOR!
- LOUNGE/DINER

Tenure: Freehold EPC Rating: D
Council Tax Band: A

guide price

£60,000



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

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Property Ref:
HAR119060 - 0006

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