



Ghyll View The Ghyll, Elwick HARTLEPOOL TS27 3DS

welcome to

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Tucked away in the desirable village of Elwick, this two bedroom, detached bungalow presents a rare opportunity for those looking to create their perfect home. Situated on a fantastic plot with stunning views across the Cleveland Hills, the property offers generous outdoor space.

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.

Kitchen

8' 5" x 11' 8" (2.57m x 3.56m)
Entered via UPVC double glazed door to side aspect into kitchen, UPVC double glazed window to side, UPVC internal window looking into conservatory, radiator, tiled flooring, range of wall and base units with contrasting working surfaces, tiled splashback, inset electric oven, four ring electric hob with stainless steel and glass extractor over, stainless steel sink/ drainer with mixer tap, integrated fridge, door leading into lounge.

Lounge

23' 2" x 11' 7" (7.06m x 3.53m)
UPVC double glazed window to front, UPVC double glazed window to side, radiator, sliding doors leading into conservatory, TV point, coal effect electric fire with stone surround and slate hearth.

Conservatory

10' 9" x 18' 8" (3.28m x 5.69m)
Built on a dwarf wall, UPVC construction with windows to the sides and front, UPVC double glazed door to front, UPVC roof, ceiling fan and light, radiator, wall lights.

Inner Hallway

Gives access to family bathroom, 2 bedrooms and a doorway leading to stairs, loft hatch access.

Bedroom 1

10' 8" x 9' 2" Onto wardrobes. (3.25m x 2.79m Onto wardrobes.)
UPVC double glazed window to rear, radiator, built in sliding wardrobes.





Family Bathroom

2 UPVC double glazed windows to rear, low level low flush wc, wash hand basin on a vanity unit, panel bath, vinyl flooring, radiator, wood cladded ceiling.

Bedroom 2

8' 3" x 9' 9" Onto wardrobes (2.51m x 2.97m Onto wardrobes)
UPVC double glazed window to rear and the side, radiator, 2 door built in sliding wardrobes.

Loft Room

8' x 17' 1" (2.44m x 5.21m)
Radiator, built in storage, skylight window to front of property.

Externally

Front Of Property

Block pave driveway, space for approximately 4 to 5 vehicles, gives access to garage which has an up and over door, lawned area, mature trees, pond, garden wraps around the side of the property.

Rear Garden

Looks onto farm at the rear, personnel door which gives access to garage, brick built utility area to the rear with a UPVC double glazed window to side aspect.

Garage

Wall mounted Mane combi boiler.

Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- POPULAR LOCATION
- STUNNING VIEWS

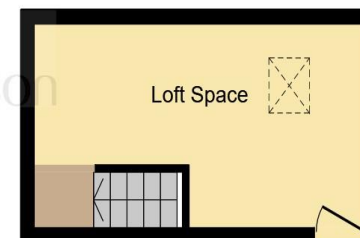
Tenure: Freehold EPC Rating: E
Council Tax Band: C

guide price

£180,000



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:
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