



**Hamilton Road, Hartlepool, TS25 3EN**

welcome to

## Hamilton Road, Hartlepool

This attractive, two bedroom, end-terraced home, set within the popular Owton Manor estate, offers excellent kerb appeal and a welcoming presence from the moment you arrive.

### 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 Hall

Entered via UPVC double glazed door, door leading to lounge, door leading to kitchen, stairs to first floor, vinyl flooring, radiator.

### Kitchen / Diner

11' 1" maximum x 15' 1" maximum ( 3.38m maximum x 4.60m maximum )

Space for dining table, radiator, laminate flooring, UPVC double glazed window to front, side and rear, UPVC double glazed door to side, range of wall and base units with complementing working surfaces, understairs storage cupboard, space for freestanding fridge freezer, plumbing and recess for washing machine, stainless steel sink/drainer with swan neck mixer tap, wall mounted Ideal Logic combination boiler housed in one of the cupboards, electric inset oven, 4 ring electric hob with stainless steel extractor over, tiled splashback, plumbing and recess for washing machine, coved cornicing.

### Lounge

10' 3" x 15' ( 3.12m x 4.57m )  
Bright and airy, dual aspect, UPVC double glazed window to front and rear, feature fireplace that is currently blocked up, TV point, coved cornicing, radiator.



### First Floor Landing

Stairs from entrance hall, UPVC double glazed window to rear, radiator, loft hatch access, doors leading to all principle rooms.

### Bedroom 1

10' 3" maximum x 15' maximum ( 3.12m maximum x 4.57m maximum )  
Dual aspect, UPVC double glazed window to front and rear, built in storage cupboard, radiator.

### Bedroom 2

9' 4" x 14' 7" ( 2.84m x 4.45m )  
UPVC double glazed window to side, radiator, part restricted floor space due to bulk head.





### **Bathroom**

UPVC double glazed window to rear, panelled bath with handheld shower attachment and part tiled surround, chrome heated towel rail, pedestal wash hand basin with tiled splashback, low level low flush WC, vinyl flooring.

### **Externally**

#### **Front**

Concrete hardstanding for parking, wall enclosed with wrought iron fence, access down to the side of the property into the rear garden.

#### **Rear Garden**

Fence enclosed with a shaped lawned area.

#### **Garage**



***view this property online*** [mannersandharrison.co.uk/Property/HAR119908](http://mannersandharrison.co.uk/Property/HAR119908)



welcome to

## Hamilton Road, Hartlepool

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

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

**£65,000**



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)

**view this property online** [mannersandharrison.co.uk/Property/HAR119908](http://mannersandharrison.co.uk/Property/HAR119908)



Property Ref:  
HAR119908 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Manners & Harrison is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**01429 261351**



Hartlepool@mannersandharrison.co.uk



Shrewsbury House 129 York Road,  
HARTLEPOOL, Durham, TS26 9DW



**mannersandharrison.co.uk**