



Stockton Road, Hartlepool, TS25 5AX

welcome to

Stockton Road, Hartlepool

A truly unique and rare opportunity to acquire this substantial six-bedroom traditional semi-detached residence, a home that effortlessly combines scale, versatility and character.

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
Entrance Hallway
staircase to first floor.

Living Room

15' 4" x 20' 3" (4.67m x 6.17m)
Dual aspect window to front.

Dining Room

15' 1" x 20' 3" (4.60m x 6.17m)
Dual aspect window to front.

Lounge

6' 1" x 27' 2" (1.85m x 8.28m)
Window to front, french door to front.

Utility Room

6' 9" x 9' 2" (2.06m x 2.79m)
Window to front.

Kitchen

23' 2" (max) x 19' 6" (max) (7.06m (max) x 5.94m (max))

Breakfast Room

14' 4" (max) x 20' 6" (max) (4.37m (max) x 6.25m (max))
French doors to rear.

Bedroom 1

19' 6" (max) x 12' 8" (max) (5.94m (max) x 3.86m (max))
Window to side, radiator.

En-Suite

Storage cupboard, low level low flush WC, wash hand basin.

Study

17' 4" (max) x 12' 5" (max) (5.28m (max) x 3.78m (max))
Window to side.

Bathroom

Bath, low level low flush WC, wash hand basin.

1st Landing **Bedroom 2**

15' 7" (max) x 14' 1" (max) (4.75m (max) x 4.29m (max))
Window to side, balcony access.

En-Suite





Low level low flush WC.

Bedroom 3

10' 5" x 10' 2" (3.17m x 3.10m)

French doors to balcony.

Jack N Jill Bathroom

Storage cupboard, wash hand basin, low level low flush WC.

Bedroom 4

8' 5" (max) x 11' 4" (max) (2.57m (max) x 3.45m (max))

Window to front.

Bathroom

Window to front, two windows to side, bath, twin wash hand basin, low level low flush WC.

Bedroom 5

12' 5" (max) x 16' 4" (max) (3.78m (max) x 4.98m (max))

Window to front,

Bedroom 6

7' 2" x 8' 2" (2.18m x 2.49m)

French door to balcony.

Externally

Mature and private grounds, surrounded by well established trees and shrubbery and ample off street parking and garage, electronic gated access to the property.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- HIGH SPECIFICATION
- THREE RECEPTION ROOMS

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

guide price

£360,000



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:
HAR119829 - 0003

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