



**Nookston Close, Hartlepool TS26 0PG**

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## Nookston Close, Hartlepool

In need of modernisation and upgrading is this well proportioned three bedrooomed detached bungalow. With a host of desirable attributes including ample driveway, garage and fantastic elevated views from the rear.

### 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 to the side leading into the entrance lobby, double door storage cupboard, radiator, wooden and glass door leading into the open plan lounge/ dining area.

### Lounge/ Dining Area

23' 4" Max x 23' 5" Max ( 7.11m Max x 7.14m Max )  
Lounge - UPVC double glazed window to the front, radiator, coved cornicing, gas coal effect fire.

Dining area - UPVC double glazed window to rear, radiator, coved cornicing, door leading to bedroom 2.



### Kitchen

9' 10" x 12' 9" ( 3.00m x 3.89m )  
UPVC double glazed window to the rear, range of wall and base units with complimenting working surfaces, tiled splashback, four ring gas hob, inset electric oven, radiator, vinyl flooring, stainless steel 1 1/2 sink/ drainer, space for washing machine, space for free standing fridge/ freezer.



### Inner Hallway

Built in storage cupboard housing a wall mounted Baxi combi boiler, door leading to bedrooms 1 and 3, doors leading to the family bathroom and kitchen.

### Bedroom 1

11' 9" x 9' 4" Onto wardrobes ( 3.58m x 2.84m Onto wardrobes )  
UPVC double glazed window to side, radiator, 8 door built in wardrobes.

### Bedroom 2

11' 9" x 10' 2" ( 3.58m x 3.10m )  
UPVC double glazed window to front, radiator.

### Bedroom 3

8' 11" x 7' 10" Excluding door recess ( 2.72m x 2.39m Excluding door recess )  
UPVC double glazed window to rear, radiator.

### **Family Bathroom**

UPVC double glazed window to rear, panel bath with electric shower over, pedestal wash hand basin, low level low flush wc, radiator, part tiled walls.

### **Rear Garden**

Tiered, patio area, planted borders, side gate that leads to the driveway.

### **Front Of Property**

Open plan lawned area with a walkway leading to the front door, 4 car driveway leading to the garage which has an up and over door.



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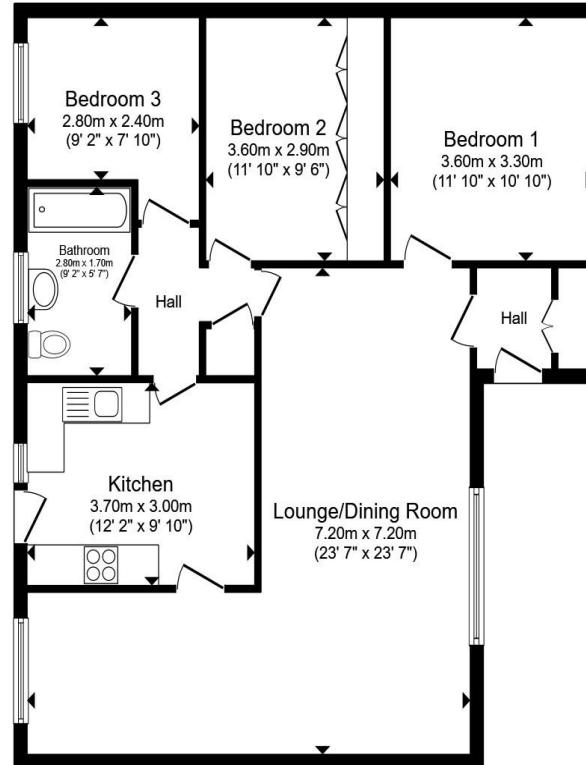
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- AMAZING FAMILY HOME
- DETACHED BUNGALOW

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

**£190,000**



Total floor area 88.9 m<sup>2</sup> (957 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

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Property Ref:  
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