



Westerdale Road, Hartlepool TS25 2AE

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Westerdale Road, Hartlepool

Ideally located in the ever-popular Seaton Carew, this three-bedroom semi-detached family home offers an excellent opportunity for buyers looking to put their own stamp on a property.

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, UPVC window panels either side of the door, stairs to first floor, radiator, door leading into lounge.

Lounge

13' 3" x 15' 6" (4.04m x 4.72m)
UPVC double glazed window to front, radiator, coved cornicing, TV point, gas fire with marble hearth, wooden and glass sliding door leading into kitchen/diner.

Dining Area

16' 7" x 7' 8" (5.05m x 2.34m)
Aluminium double glazed sliding doors leading onto rear garden, laminate flooring, built in storage under the stairs, open via a archway into the kitchen area.

Kitchen

6' 9" x 7' (2.06m x 2.13m)
Laminate flooring, UPVC double glazed door to side, UPVC double glazed window to rear, range of wall and base units with complementing working surfaces, matching upstands, tiled splashback, stainless steel sink/drainers with mixer tap, space for free standing cooker, plumbing and recess for washing machine.

First Floor Landing

Stairs from the hallway, loft hatch access with pull down ladder, UPVC double glazed window to side, doors leading to all principle rooms.

Bedroom 1

12' 2" maximum x 9' 7" maximum (3.71m maximum x 2.92m maximum)
UPVC double glazed window to front, built in storage cupboard.





Bedroom 2

11' 3" x 9' 8" (3.43m x 2.95m)
UPVC double glazed window to rear, radiator.

Bedroom 3

9' 2" x 6' 5" (2.79m x 1.96m)
UPVC double glazed window to front, part restricted floor space due to bulk head and storage shelving on top of the bulk head.

Family Shower Room

UPVC double glazed window to rear, pedestal wash hand basin with mixer tap, radiator, LVT flooring, low level low flush WC, large shower cubicle with electric shower over with handheld attachment, part tiled walls.

Externally

Front

Driveway that leads to the garage, open plan lawned area, walkway to the front.

Rear Garden

Fence enclosed with a patio area, laid lawn, a wooden gate that leads to the front, garden shed, south facing, nice and sunny.

Garage

Up and over door.



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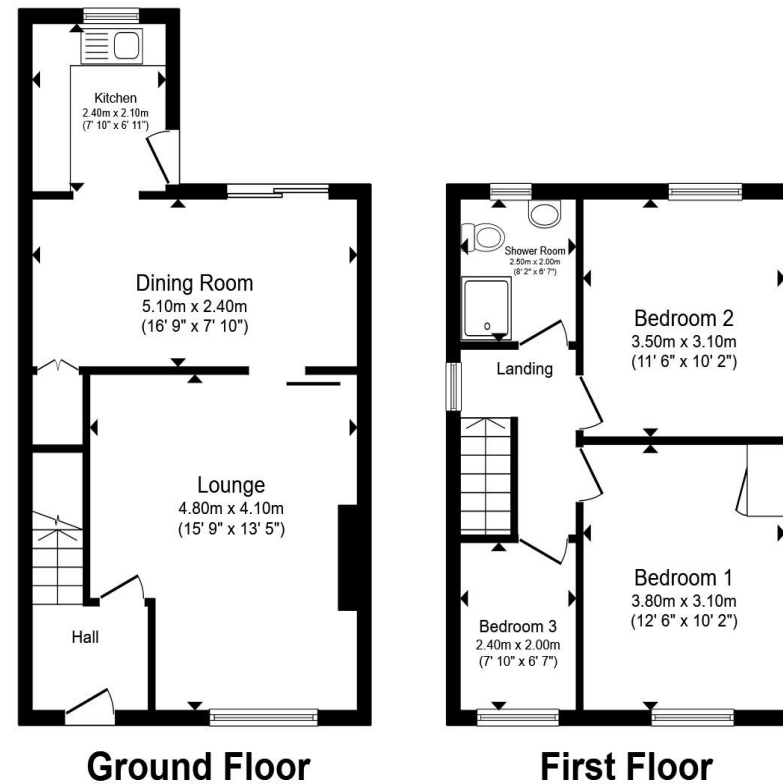
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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- SOLD AS SEEN
- NO ONWARD CHAIN

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

guide price

£117,000



Total floor area 79.7 m² (858 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

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Property Ref:
HAR119912 - 0002

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