



**Cameron Road, Hartlepool, TS24 8DL**

welcome to

## Cameron Road, Hartlepool

A spacious two-bedroom mid-terrace property, ideally located in the heart of Hartlepool town centre. In need of full refurbishment, this home offers excellent potential and would make an ideal project for property investors.

### 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 Vestibule

UPVC door into hallway.

### Entrance Hallway

Radiator, stairs to first floor landing.

### Lounge

11' 2" (into alcoves) x 12' (3.40m (into alcoves) x 3.66m)

UPVC double glazed window to front, radiator, brick built fireplace with marble effect hearth and electric pebble feature electric fire, coved cornicing, wall lights, telephone point.

### Dining/Breakfast Room

11' 5" x 9' (3.48m x 2.74m)  
UPVC double glazed window to side, radiator, wall mounted gas fire, coved cornicing.

### Kitchen

8' x 5' 7" (2.44m x 1.70m)  
Wall and base units with contrasting working surfaces, stainless steel sink, space for appliances, gas cooker point, under stairs storage cupboard, UPVC double glazed door to rear.



### Inner Lobby

Wall mounted gas boiler.

### Bathroom

Three piece, refitted suite, walk in shower, low level low flush WC, pedestal wash hand basin with mixer tap, double glazed opaque window to side, UPVC panelling to walls and ceiling, radiator, extractor fan.

### Landing

UPVC double glazed window to rear.

### Bedroom 1

15' 3" x 10' (4.65m x 3.05m)  
UPVC double glazed window to front, radiator.

### Bedroom 2

9' x 9' 10" (2.74m x 3.00m)  
UPVC double glazed window to rear, over-stairs bulkhead, void loft access.



## Rear Yard



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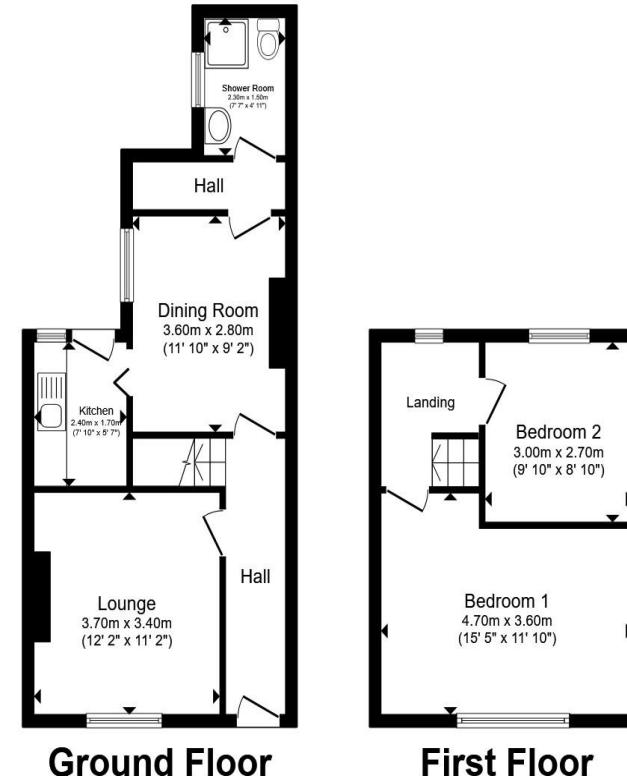
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- IDEAL INVESTMENT
- EXCELLENT REFURBISHMENT OPPORTUNITY

Tenure: Freehold EPC Rating: E

Council Tax Band: A

guide price

**£22,500**



Total floor area 69.0 m<sup>2</sup> (743 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:  
HAR120133 - 0002

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