



**Deacon Gardens, Seaton Carew Hartlepool TS25 1UU**

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## Deacon Gardens, Seaton Carew Hartlepool

Rare to the market, this attractive, two bedroom, semi-detached family home occupies a highly desirable position in Seaton Carew, conveniently situated within close proximity to the seafront and the wide range of amenities this popular coastal location has to offer.

### 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, UPVC double glazed window to side, radiator, stairs to first floor, dado rail, coved cornicing, door leading to lounge.

### Lounge

UPVC double glazed window to front, dado rail, gas fire with decorative surround and marble hearth, coved cornicing, door leading to kitchen.

### Kitchen/Diner

UPVC double glazed window to rear, UPVC double glazed door to rear, radiator, laminate flooring, a range of wall and base units with complementary working surfaces, tiled splashback, stainless steel 1 1/2 bowl sink/drainer with swan neck mixer tap, plumbing and recess for washing machine, inset electric oven with 4 ring gas hob, space for integrated under counter fridge.



### First Floor Landing

Loft hatch access, doors leading to all principle rooms.

### Bedroom 1

2 UPVC double glazed windows to front, radiator, laminate flooring, built in storage over the bulk head.

### Bedroom 2

UPVC double glazed window to rear, radiator, 2 door built in storage cupboard.

### Family Bathroom

UPVC double glazed window to side, bathroom wall boarded walls, LVT flooring, radiator, low level low flush WC, wash hand basin with mixer tap, panelled bath with mixer tap and hand held shower attachment, glass shower screen, extractor fan.



## Externally

### Front

Driveway for parking, open plan lawned area, walkway to the front door.

### Rear Garden

Fence enclosed, predominately laid to lawn, attractive barked area, stone bed edging, patio area.

### Garage

Remote control roller shutter door.



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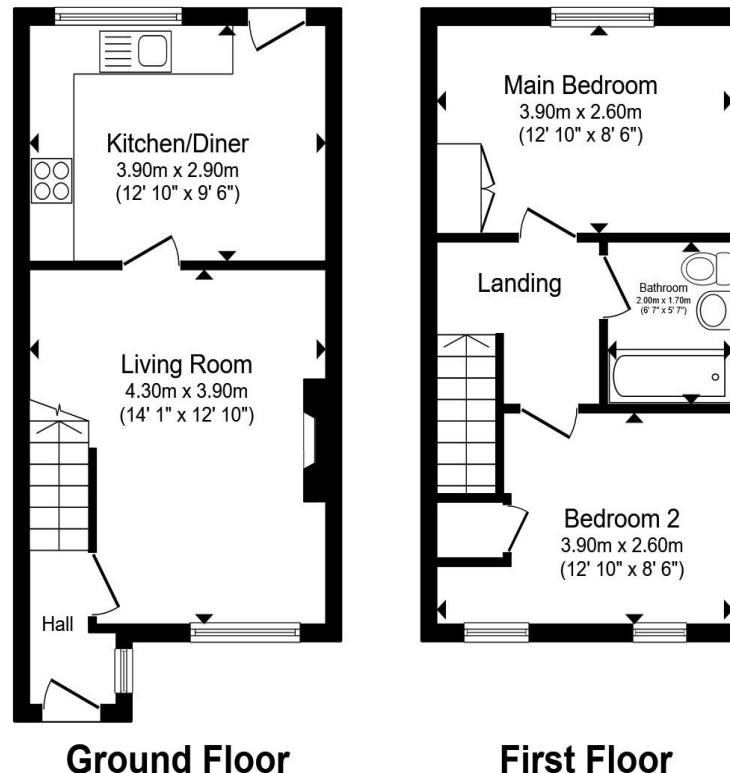
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- RARE TO THE MARKET
- GARAGE

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

**£145,000**



Total floor area 60.0 m<sup>2</sup> (646 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:  
HAR120282 - 0006

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