



Chatham Gardens, Hartlepool TS24 8HL

welcome to

Chatham Gardens, Hartlepool

REMAINS AVAILABLE UNDER THE AUCTION CONDITIONSCONTACT THE AUCTIONEERS TO MAKE AN OFFER NOW ON 01302 710490***GUIDE

PRICE £74,000***

Entrance Hall

UPVC double glazed door to front, carpet, stairs to first floor.

Lounge

16' 4" x 10' 11" into alcoves (4.98m x 3.33m into alcoves)
UPVC double glazed window to both front and rear aspect, carpet, radiator, coved cornicing, dado rail, textured ceiling, fireplace housing electric fire, door to kitchen.

Kitchen

16' 5" x 13' Max (5.00m x 3.96m Max)
Black fitted kitchen with a range of wall and base units and contrasting rolled top working surfaces, stainless steel sink/drainage unit with mixer tap, white splashback tiling, 'I-mini' boiler, radiator, textured ceiling, door to lounge, under stairs storage cupboard, lino flooring, coved cornicing, UPVC double glazed window to front and rear, UPVC double glazed door to rear.

First Floor

Landing

Stairs from hallway, UPVC double glazed window to rear, radiator, loft access, carpet, dado rail.

Bedroom 1

10' 3" x 9' 7" Max (3.12m x 2.92m Max)
UPVC double glazed window to front, carpet, textured ceiling, radiator.

Bedroom 2

8' 1" x 13' Max (2.46m x 3.96m Max)
UPVC double glazed window to front, carpet, radiator.

Bedroom 3

8' x 7' 11" (2.44m x 2.41m)
UPVC double glazed window to rear, carpet, radiator.

Family Bathroom

Bath with mixer tap and shower over, wc, wash hand basin, UPVC opaque double glazed window to rear, textured ceiling, wood effect vinyl flooring, radiator.

Externally

Front Garden

Side access, fence enclosed with front lawn.

Rear Garden

Lawn and patio areas with fenced off section.

Important Notice

For each Lot, a contract documentation fee of £1500 (inclusive of VAT) is payable to the Auctioneers by the buyer. The seller may charge additional fees payable upon completion. If applicable, such fees are detailed within the Special Conditions of Sale. Buyers are deemed to bid in full knowledge of this. The Guide Price quoted must not be relied upon by prospective purchasers as a valuation or assessment of value of the property. It is intended to provide purchasers with an indication of the region at which the reserve may be set at the time of going to press. The guide price may be subject to variation and interested parties are advised to make regular checks for variations and should be aware that the reserve price may be either below or above the quoted guide price.





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Prospective purchasers should also be aware that the eventual sale price may be above or below the guide level dependent upon competition, and should therefore not presume the guide to be indicative of the final expected sale price or the price the property is available at.

When setting the guide price, the auctioneers have given consideration to the seller's instructions in respect of their indicated reserve price at the time of instruction. The reserve price, (the level below which the property will not be sold), remains confidential between the seller and the auctioneer. The guide price therefore, is intended to indicate the region at which the reserve price is intended to be set. The seller will confirm their final reserve price close to the auction date and if appropriate the auctioneers may adjust the guide price to reflect this.

Important Notice Continued

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Registration for bidding online will close the Friday before the auction sale. Please ensure you register and submit all the details and documents required in time. Without authorisation to bid prior to the sale you will be unable to bid in the auction.



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welcome to

Chatham Gardens, Hartlepool

- GUIDE PRICE £74,000
- POPULAR LOCATION
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- CLOSE TO LOCAL AMENITIES
- CLOSE TO LOCAL SCHOOLS

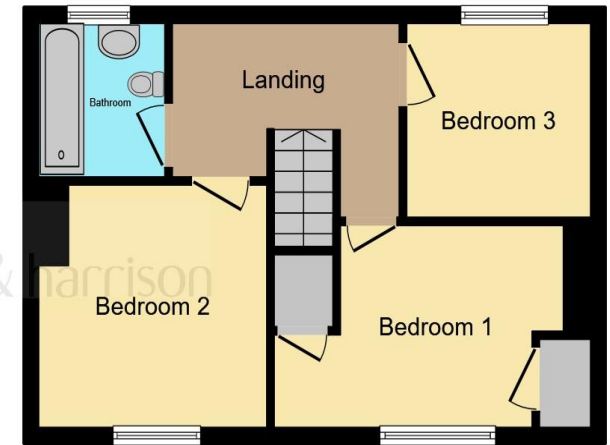
Tenure: Freehold EPC Rating: D

guide price

£74,000



Ground Floor



First Floor

This floorplan 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 should not be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely on its own inspection(s). Plan produced for Manners & Harrison. Powered by www.focalagent.com

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Property Ref:
HAR117682 - 0008

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