

AUCTION



*** SOLD BY MODERN METHOD OF AUCTION; STARTING BID £59,999 PLUS RESERVATION FEE *** SOLD WITH TENANT *** An impressive three bedroom mid terraced house which is offered for sale with existing tenant the property. It occupies a pleasant position having a grassed area to the front, in this popular residential area.

Features include gas central heating and uPVC double glazing. The floor plan briefly comprises: entrance hall, spacious lounge, generous sized kitchen/breakfast room which includes a built-in oven, hob and extractor, plus an integrated fridge and freezer, three good sized bedrooms and a modern bathroom/WC which has a white suite and includes a bath and separate shower cubicle. Externally is a low maintenance garden to the front, whilst to the rear is an enclosed courtyard with brick storage shed.

Middleton Road, Hartlepool, TS24 8DX

3 Bed - House - Mid Terrace

Starting Bid £59,999

EPC Rating: B

Council Tax Band: A

Tenure: Freehold



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FRIENDS**
ESTATE AGENTS

Middleton Road, Hartlepool, TS24 8DX



Auctioneer Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows 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. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation 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 go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

GROUND FLOOR

ENTRANCE HALL

uPVC double glazed entrance door, laminate flooring, archway to:

LOUNGE

11'8 x 14'8 overall (3.56m x 4.47m overall)

uPVC double glazed window, large walk-in under stairs storage cupboard, laminate flooring, double radiator.



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INNER LOBBY

Staircase to first floor, laminate flooring, single radiator, built-in storage cupboard.

FITTED KITCHEN/BREAKFAST ROOM

11'7 x 17'8 overall (3.53m x 5.38m overall)

Fitted with a superb range of 'maple' style base, wall and drawer units with 'granite' effect working surfaces with matching splashback in an 'L' shaped layout incorporating inset single drainer stainless steel sink unit with mixer tap, built-in four ring gas hob with built-in electric oven below, canopy housing illuminated re-circulating fan above, integrated fridge with freezer below, wall mounted Main Eco Elite gas fired central heating boiler, uPVC double glazed window, single radiator, tiling to floor, uPVC double glazed door to rear garden.



FIRST FLOOR

LANDING

Hatch to loft space.

BEDROOM 1 (front)

9'9 x 15'3 overall (2.97m x 4.65m overall)

uPVC double glazed window, single radiator, over stairs storage cupboard.

BEDROOM 2 (rear)

11'7 x 11'8 overall (3.53m x 3.56m overall)

uPVC double glazed window, single radiator, laminate flooring.

BEDROOM 3 (front)

8'9 x 7'8 overall (2.67m x 2.34m overall)

uPVC double glazed window, single radiator.

MODERN BATHROOM/WC

Fitted with a four piece white suite comprising: panelled bath with mixer tap, shower cubicle with Redring electric shower fitting, pedestal wash hand basin with mixer tap, close coupled WC, tiling to splashback, uPVC double glazed opaque window, chrome heated towel radiator, laminate flooring.

OUTSIDE

To the front of the property is a low maintenance garden, whilst to the rear of the property is an enclosed courtyard with brick storage shed and potting shed, gated access to rear.

NB 1

Photographs used were taken prior to current tenancy.

NB 2

Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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