

AUCTION



*** SOLD BY MODERN METHOD OF AUCTION; STARTING BID £45,000 PLUS RESERVATION FEE *** A much improved two bedroom mid terraced house. Alston Street is a highly sought after residential area and is located close to Middleton Grange Shopping Centre and the Burn Valley Gardens. It is warmed by gas central heating via a combination boiler and has uPVC double glazing. This good sized property briefly comprises: entrance vestibule, entrance hall with staircase to first floor, comfortable lounge, impressive modern fitted kitchen including built-in oven, hob and extractor, integrated fridge and freezer, separate dining room and a ground floor bathroom/WC fitted with a white suite. To the first floor are two bedrooms, with a closed off staircase from the master bedroom giving access to a loft room. Externally is an enclosed rear yard.

Alston Street, Hartlepool, TS26 9AQ
2 Bed - House - Terraced
Starting Bid £45,000
EPC Rating: E
Council Tax Band: A
Tenure: Freehold



Alston Street, Hartlepool, TS26 9AQ

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 VESTIBULE

Accessed via uPVC double glazed entrance door with attractive oval panel and uPVC double glazed fanlight above, modern 'oak' style laminate flooring, coved ceiling, glazed door with fanlight above giving access to:

ENTRANCE HALL

Deep coved ceiling, feature arch, matching 'oak' style laminate flooring, staircase to the first floor, single radiator, access to:

LOUNGE 12'9 x 12'2 (3.89m x 3.71m)

A comfortable and attractively presented family lounge with a light and airy feel with uPVC double glazed window to the front aspect, picture rail, coved

ceiling, central ceiling mould, television point, two fitted wall lights, double radiator.

KITCHEN 14' x 8'9 (4.27m x 2.67m)

Fitted with a quality range of 'oak' style units to base and wall level with stainless steel rod handles and complementing 'granite' effect work surfaces incorporating an inset single drainer stainless steel sink unit with chrome mixer tap, fitted three drawer unit to base level, glass fronted display cabinets to eye level with glass shelving, built-in oven with four ring gas hob above and three speed 'chimney' style extractor over, concealed Baxi combination boiler, integrated fridge/freezer, recess with plumbing for automatic washing machine, cream 'brick' style tiling to splashback, modern 'tile' effect laminate flooring, uPVC double glazed window to the side aspect, double radiator, access to:

DINING ROOM 6'11 x 7'2 (2.11m x 2.18m)

A useful separate dining room with tiled flooring, uPVC double glazed window to the rear aspect, useful under stairs storage cupboard, single radiator.

REAR LOBBY

Modern 'oak' style laminate flooring, uPVC double glazed window to the rear yard, access to:

GROUND FLOOR BATHROOM/WC

Fitted with a three piece white suite comprising: panelled bath with chrome dual taps and shower over, protective glass shower screen, pedestal wash hand basin with chrome dual taps, low level WC, tiling to splashback being full height to shower level, 'oak' style laminate flooring, uPVC double glazed window to the side aspect, single radiator.

FIRST FLOOR

LANDING

uPVC double glazed window to the rear aspect, access to:

BEDROOM ONE 15'2 x 12'3 (4.62m x 3.73m)

A generous sized master bedroom with uPVC double glazed window to the front aspect, double radiator, closed off staircase giving access to the loft room.

CLEVERLY CONVERTED LOFT SPACE 16'4 x 10'4 (4.98m x 3.15m)

Fully boarded with fitted carpet, Velux window, eaves storage, inset spotlights to ceiling, double radiator.

BEDROOM TWO 8'9 x 7'11 (2.67m x 2.41m)

uPVC double glazed window to the rear aspect, single radiator.

OUTSIDE

The property has an enclosed rear yard with gated access.

NB 1

Photographs 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		39	
(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, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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