



*** SOLD BY MODERN METHOD OF AUCTION; STARTING BID £56,000 PLUS RESERVATION FEE *** A spacious THREE BEDROOM mid terraced property located on Glamis Walk in the Owton Manor estate, close to schools and amenities. The home occupies a pleasant position overlooking a pedestrian green to the front, features gardens to the front and rear and further benefits from a DETACHED GARAGE. The home is in need of maintenance and upgrading, yet offers an exciting opportunity with great potential. The internal layout comprises: entrance hall with stairs to the first floor, dual aspect lounge, kitchen/diner, ground floor bathroom and three first floor bedrooms. Externally are gardens to the front and rear, alongside a detached garage. Local amenities on Wynyard Road are within a short stroll of the property.

Glamis Walk, Hartlepool, TS25 3JP

3 Bed - House - Mid Terrace

Starting Bid £56,000

EPC Rating: D

Council Tax Band: A

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Glamis Walk, Hartlepool, TS25 3JP



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

Accessed via uPVC double glazed entrance door, stairs to the first floor, convector radiator.

LOUNGE

15'2 x 10'4 (4.62m x 3.15m)

uPVC double glazed bow window to the front aspect, uPVC double glazed window to the rear aspect, laminate flooring, fire surround with 'marble' style back and base, coving to ceiling, convector radiator.

KITCHEN/DINER

15'1 x 14'6 (4.60m x 4.42m)

Units to base and wall level, roll-top work surfaces incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, built-in oven, hob and extractor, space for free standing appliances, gas central heating boiler, under stairs storage cupboard, uPVC double glazed door to the rear, coving to ceiling, single radiator, access to:

GROUND FLOOR BATHROOM/WC

7'11 x 5'9 (2.41m x 1.75m)

Fitted with a three piece white suite comprising: panelled bath with chrome mixer tap and shower attachment, pedestal wash hand basin with chrome dual taps, low level WC, tiling to splashback, contrasting tiled flooring, uPVC double glazed window to the side aspect, single radiator.



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FIRST FLOOR

LANDING

uPVC double glazed window to the rear aspect, access to three bedrooms, hatch to loft space.

BEDROOM 1

15'2 x 10'5 (4.62m x 3.18m)

uPVC double glazed window to the rear aspect, built-in wardrobes/storage cupboard, additional storage cupboard, single radiator.

BEDROOM 2

14'5 x 6'10 (4.39m x 2.08m)

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

BEDROOM 3

7'11 x 7'11 (2.41m x 2.41m)

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

EXTERNALLY

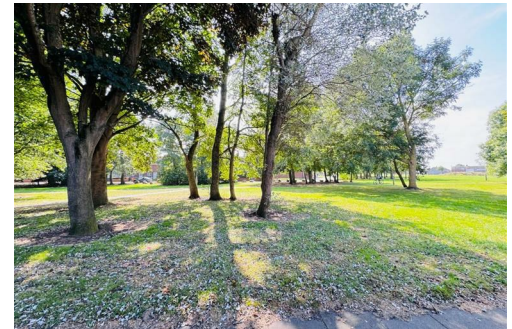
The property overlooks a pedestrian green and walkway to the front. There are gardens to both the front and rear, the front garden is enclosed by a brick boundary wall. The rear garden incorporates paving and a mixture of brick and fenced boundaries.

GARAGE

Personal door from the rear garden, up and over access door with access from the rear.

NB

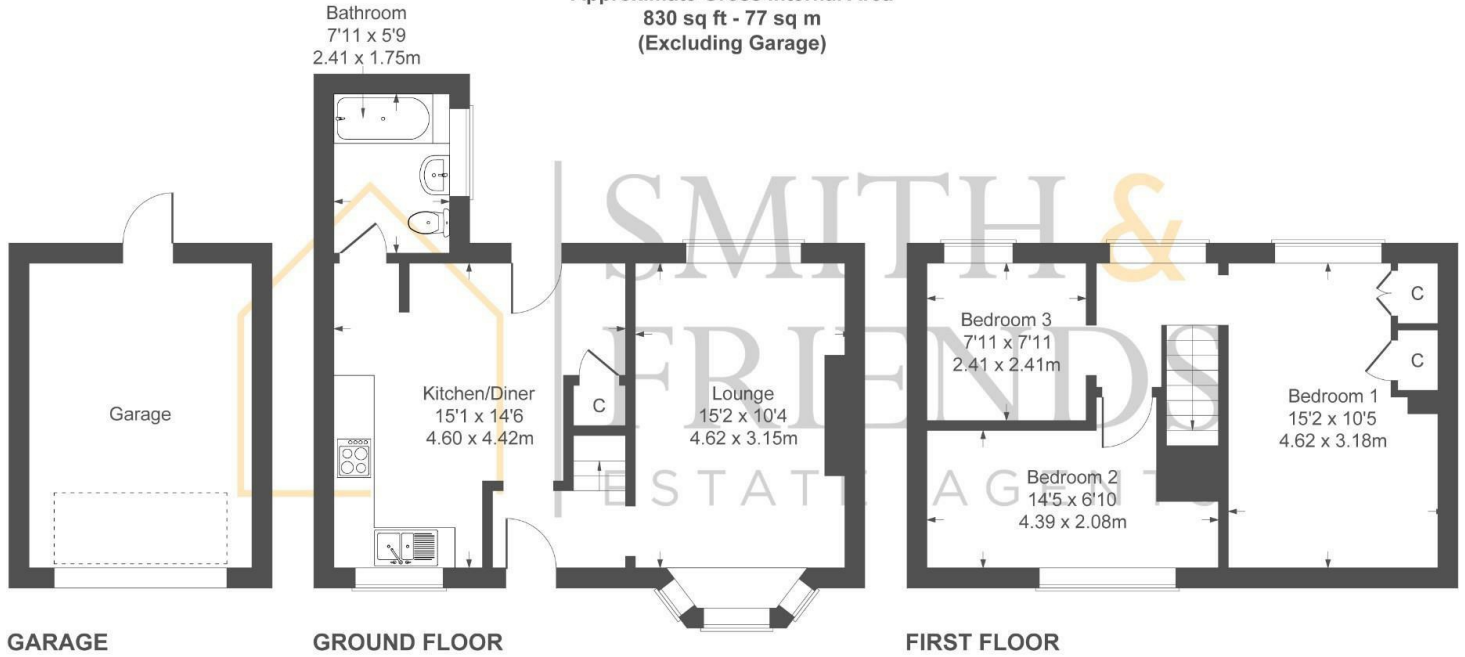
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



Glamis Walk, Hartlepool, TS25 3JP

Glamis Walk

Approximate Gross Internal Area
830 sq ft - 77 sq m
(Excluding Garage)



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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