

AUCTION



Grasmere Street, TS26 9AT
2 Bed - House - Mid Terrace
Starting Bid £36,000

Council Tax Band: A
EPC Rating: D
Tenure: Freehold



SMITH &
FRIENDS
ESTATE AGENTS



Grasmere Street, TS26 9AT

*** SOLD BY MODERN METHOD OF AUCTION; STARTING BID £36,000 PLUS RESERVATION FEE ***

A TIDY & RECENTLY DECORATED two bedroom terraced house which would be ideal for investors or first time buyers. Benefitting from partial uPVC double glazing to front and gas central heating, the floor plan comprises: entrance hallway, lounge, inner hallway, fitted kitchen with a range of wall and base units and a ground floor shower room. To the first floor are two double bedrooms. Externally there is an enclosed yard to rear and on street parking to the front.

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

uPVC double glazed glass panelled door, door into lounge.

LOUNGE

15'8 x 13'9 (4.78m x 4.19m)

uPVC double glazed window to front, living flame 'coal' effect gas fire with surround, radiator.

INNER HALLWAY

Stairs to first floor landing.

KITCHEN

16'9 x 6'3 (5.11m x 1.91m)

Wall, base and drawer units with matching worktops, inset sink and drainer, freestanding electric cooker, plumbing for washing machine and space for fridge freezer.

REAR LOBBY

Door to rear yard.

SHOWER ROOM/WC

Corner shower, pedestal wash hand basin and low level WC.

FIRST FLOOR

BEDROOM 1

12'7 x 9'9 (3.84m x 2.97m)

uPVC double glazed window to front, radiator, built-in storage.

BEDROOM 2

8'8 x 6'9 (2.64m x 2.06m)

Window to rear, radiator.

EXTERNALLY

Enclosed rear yard.

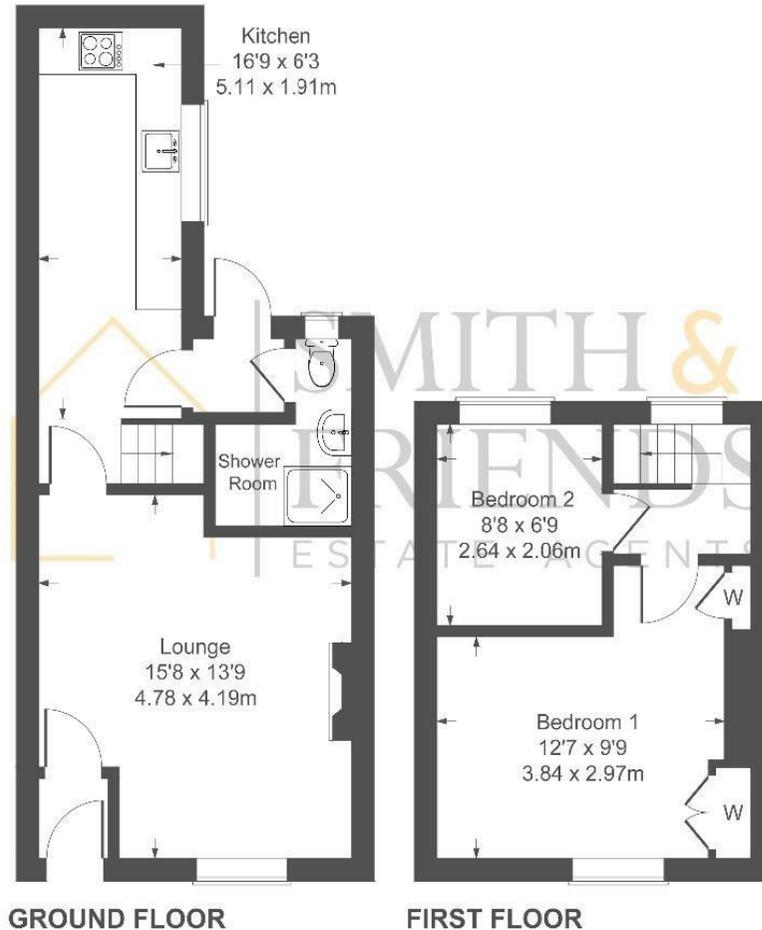
NB

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.

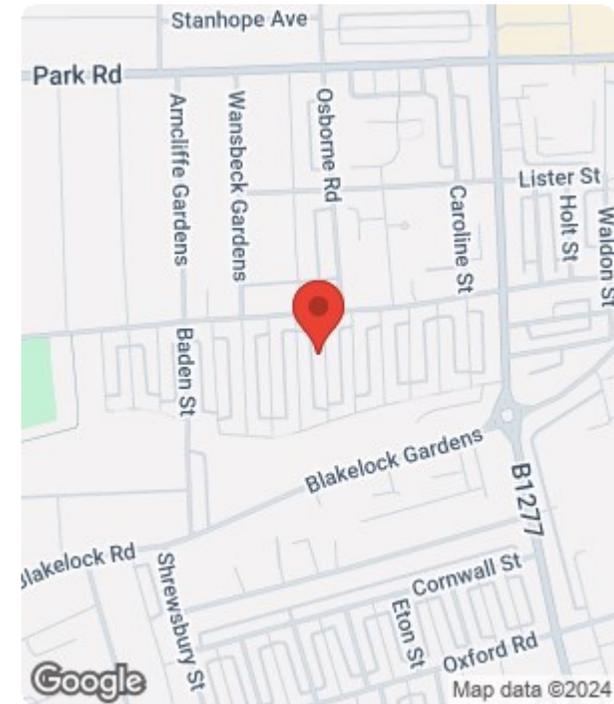


Grasmere Street

Approximate Gross Internal Area
654 sq ft - 61 sq m



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C	61	
(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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