



\*\*\* SOLD BY MODERN METHOD OF AUCTION; STARTING BID £81,000 PLUS RESERVATION FEE \*\*\*

\*\*\* NO CHAIN INVOLVED \*\*\* VACANT POSSESSION ASSURED \*\*\* A pleasantly positioned THREE BEDROOM mid terrace property, located in a popular part of the King Oswy Estate, overlooking a small pedestrian green to the front. The home offers spacious accommodation, ideal for a first time buyer or young family, and features uPVC double glazing, composite entrance door, gas central heating and solar panels to the front aspect. An internal viewing comes recommended, with a layout which briefly comprises: entrance vestibule with stairs to the first floor, spacious front lounge with archway through to the dining room and kitchen. To the first floor are three bedrooms, with wardrobes to bedrooms one and two, they are served by a modern shower room and separate WC. Externally are well cared for gardens to the front and rear, the rear garden should prove to be low maintenance with artificial turf, decking and two brick storage sheds. Ridlington Way is situated off King Oswy Drive and within walking distance of both Barnard Grove Primary School and St Hild's Church Of England School.

**Ridlington Way, Hartlepool, TS24 9QA**

**3 Bedroom - House - Mid Terrace**

**Starting Bid £81,000**

**EPC Rating: C**

**Tenure: Freehold**

**Council Tax Band: A**





This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

## **GROUND FLOOR**

### **ENTRANCE VESTIBULE**

Accessed via double glazed composite entrance door, staircase to the first floor, convactor radiator, glazed internal door through to:

### **FRONT LOUNGE**

**17'2 x 10'4 (5.23m x 3.15m)**

A good size lounge with uPVC double glazed bow window to the front aspect, fitted with modern laminate flooring, feature fire surround with tiled back and inset gas fire, delft rack, coving to ceiling, archway through to:

### **DINING ROOM**

**8' x 8'5 (2.44m x 2.57m)**

Ideally situated off the kitchen, whilst incorporating uPVC double glazed French doors to the rear garden, fitted with modern laminate flooring, delft rack, coving to ceiling, radiator with cover included.

### **KITCHEN**

**8'8 x 8'6 (2.64m x 2.59m)**

Fitted with a range of units to base and wall level with brushed stainless steel handles and contrasting work surfaces incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in electric oven with microwave recess above, separate gas hob with extractor hood over, tiling to splashback, recess with plumbing for washing machine, recess for tumble dryer, space for additional appliance, under stairs area currently housing free standing fridge/freezer, additional pantry cupboard, laminate flooring, uPVC double glazed window to the rear aspect.

## **FIRST FLOOR**

### **LANDING**

Hatch to loft space, access to bedrooms, shower room and separate WC.

### **BEDROOM ONE**

**11' x 10'4 (3.35m x 3.15m)**

Wall to wall fitted wardrobes with overhead storage space, uPVC double glazed window to the front aspect, single radiator.

### **BEDROOM TWO**

**10'9 x 8'7 (3.28m x 2.62m)**

uPVC double glazed window overlooking the rear garden, modern laminate flooring, free standing wardrobes, single radiator.





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### BEDROOM THREE

8'3 x 10'4 (2.51m x 3.15m)

Previously used as a home study, with uPVC double glazed window to the front aspect, built-in bookcase, single radiator.

### SHOWER ROOM

5'4 x 5'6 (1.63m x 1.68m)

Fitted with a modern two piece suite and chrome fittings comprising: double shower with chrome frame, glass panelled sliding door and Mira Advance shower, pedestal wash hand basin with central chrome mixer tap, tiling and panelling to splashback areas, uPVC double glazed window to the rear aspect, chrome heated towel radiator.

### SEPARATE WC

5'11 x 2'5 (1.80m x 0.74m)

Fitted with a low level WC in white with tiled walls, laminate flooring, uPVC double glazed window to the rear aspect.

### EXTERNALLY

The property features a low maintenance front garden enclosed by a brick boundary wall, with a shared paved walkway and shared passage to the side. The enclosed rear garden incorporates artificial turf, raised decked patio area, fenced boundaries and two useful brick storage sheds.

### NB 1

A shared passageway to the side leads to the rear of the property.

### NB 2

Solar panels are on a lease basis.

### NB 3

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.





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. We 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.

