



AUCTION

Moor Terrace, Headland, TS24 0PS
3 Bed - House - End Terrace
Starting Bid £130,000

EPC Rating: E
Tenure: Freehold
Council Tax Band: B



**SMITH &
FRIENDS**
ESTATE AGENTS

Moor Terrace

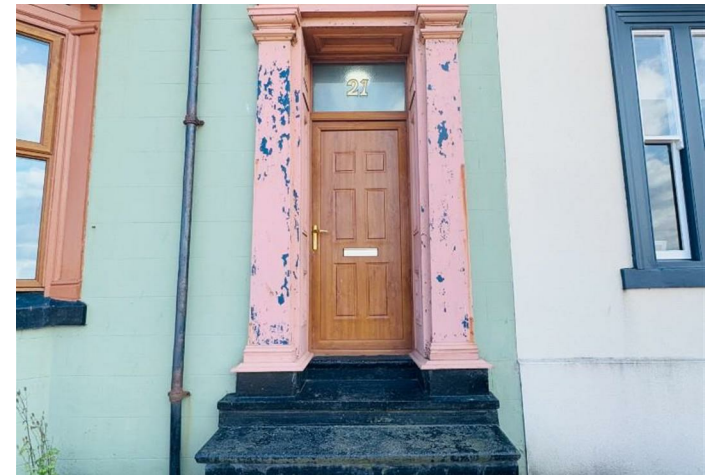
Headland Hartlepool TS24 0PS

*** SOLD BY MODERN METHOD OF AUCTION; STARTING BID £130,000 PLUS RESERVATION FEE ***

A beautifully positioned THREE BEDROOM end terraced property offering stunning sea views. The home occupies an enviable position adjacent to the Heugh Battery Museum, overlooks playing fields to the front and offers superb sea views from most windows. The property is in need of updating, yet offers undoubted potential with a deceptively spacious layout, incorporating accommodation over four floors with gas central heating and uPVC double glazing.

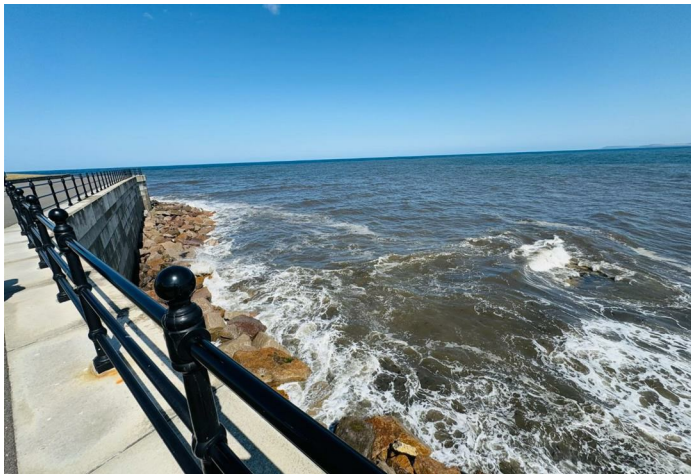
The full layout briefly comprises: entrance vestibule through to a deep entrance hall with stairs to the first floor, generous bay fronted lounge with feature fire surround and open fire, spacious kitchen/diner and separate utility room. To the first floor, from the half landing is access to a good size bathroom with views of the sea and lighthouse to the side. The main landing gives access to three bedrooms, with a closed off staircase giving access to a large attic room with eaves storage and dormer window to the rear aspect. The basement is divided into two large rooms offering great potential to add further living space, the smaller rooms offer ample storage space. The basement has most recently been used as workshop and home gym. Externally is an enclosed yard to the rear with gated access.

Occupying arguably the finest position on Moor Terrace, with an internal viewing essential to appreciate the combined space, potential, location and views on offer. The Headland memorial gardens, promenade and local amenities are within a short stroll of the property. A rare and unique opportunity with NO CHAIN INVOLVED. Contact Smith & Friends today.









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 4.5% 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 entrance door with uPVC double glazed fanlight above, dado rail, coving to ceiling, glazed internal door with fanlight above to the entrance hall.

ENTRANCE HALL

6'1 x 21'9 (1.85m x 6.63m)
A deep entrance hall which incorporates stairs to the first floor with attractive newel post, feature archway, 'tile' effect laminate flooring, double radiator, access to:

BAY FRONTED LOUNGE

14'8 x 14'9 (4.47m x 4.50m)
A generous family lounge which enjoys beautiful views from the large uPVC double glazed bay window to the front aspect, attractive 'marble' style fire surround with open fire, deep coving to ceiling, ornate central ceiling rose, double radiator.

SPACIOUS KITCHEN/DINER

13'10 x 14'1 (4.22m x 4.29m)
Fitted with a range of 'oak' style units to base and wall level with brushed stainless steel handles and contrasting work surfaces in an 'L' shaped layout incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring gas hob above and extractor hood over, brushed stainless steel splashback, additional tiling to splashback, integrated appliances and space for additional free standing appliances, 'tile' effect laminate flooring, deep coving to ceiling, uPVC double glazed window to the rear aspect enjoying beautiful sea views, double radiator.

INNER PASSAGE

Stairs down to the basement, access to the utility room.

UTILITY ROOM

7'3 x 10'6 (2.21m x 3.20m)
Fitted double unit to base level with worktop incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, recess below ideal for washing machine, tiling to splashback, uPVC double glazed window offering views of the lighthouse and sea in the distance, uPVC double glazed door to the rear yard, shelved storage area, walk-in boiler cupboard with Vaillant gas central heating boiler, fuse board and window to the side aspect.

FIRST FLOOR

HALF LANDING

Double glazed 'Velux' style window over, stairs to the main landing, access to the family bathroom.

BATHROOM/WC

8'9 x 7'1 (2.67m x 2.16m)
Fitted with a three piece white suite comprising: corner bath with dual taps and shower over, pedestal wash hand basin with mixer tap, low level WC, part panelled walls, inset spotlighting to the ceiling, 'tile' effect laminate flooring, uPVC double glazed window to the side aspect offering beautiful views of the lighthouse and sea.

MAIN LANDING

Access to bedrooms, closed off staircase giving access to the attic room, with under stairs storage cupboard, double radiator.

BEDROOM ONE

12'8 x 17'11 (3.86m x 5.46m)
uPVC double glazed bay window to the front aspect offering superb

sea views to the right and views of the playing fields to the left, deep coving to ceiling, ornate central ceiling rose, single radiator.

BEDROOM TWO

12'8 x 13'8 (3.86m x 4.17m)
A good size second bedroom with uPVC double glazed window, again, offering beautiful sea views, coving to ceiling, shelved storage to alcove, single radiator.

BEDROOM THREE

7'4 x 11'5 (2.24m x 3.48m)
uPVC double glazed window to the front aspect, again, offering views of the playing fields and sea, single radiator.

ATTIC ROOM

19'10 x 13'9 (6.05m x 4.19m)
Offering great potential, with uPVC double glazed 'dormer' style window to the rear aspect, eaves storage, lighting, sockets, single radiator.

BASEMENT

HALL

5'10 x 9'4 (1.78m x 2.84m)
Access to two large rooms, alongside an inner passage and two useful storage rooms.

ROOM ONE (PREVIOUS GYM)

14'1 x 14'2 (4.29m x 4.32m)
Bay to the front aspect, shelved storage, double doors in to the rear workshop.

ROOM TWO (PREVIOUS WORKSHOP)

13'10 x 13'7 (4.22m x 4.14m)
Fitted workbench, window to the rear.

STORAGE ROOM ONE (FRONT)

5'10 x 8'7 (1.78m x 2.62m)
Shelved storage unit.

INNER PASSAGE

Under stairs storage area with worktop.

STORAGE ROOM TWO (REAR)

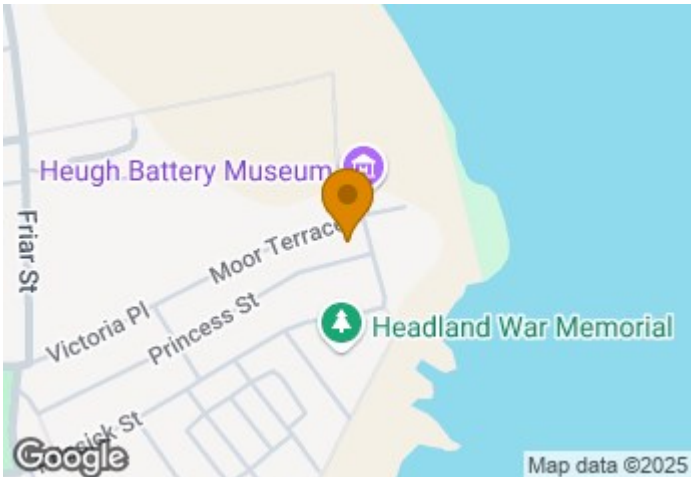
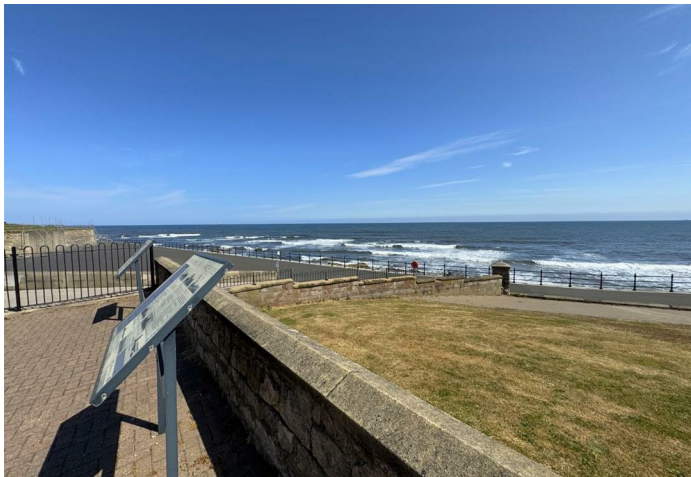
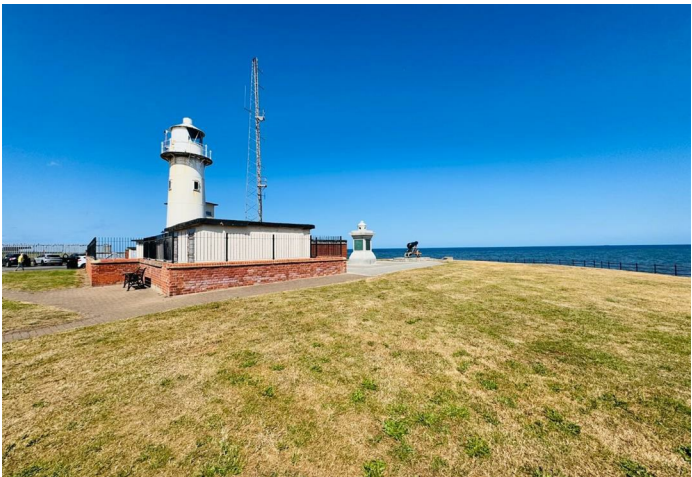
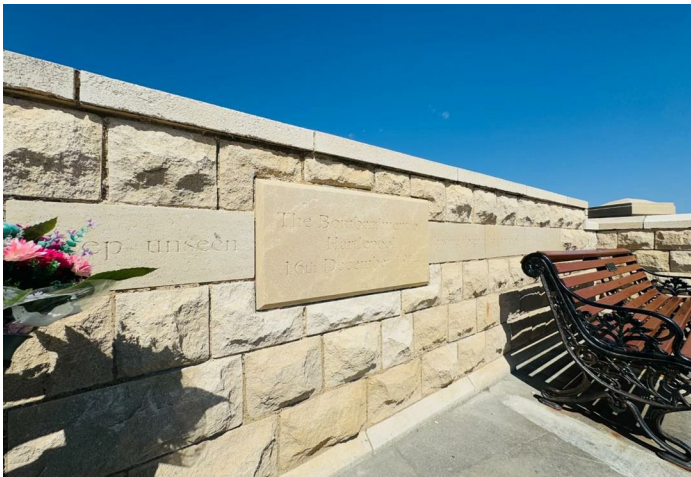
7'1 x 6'11 (2.16m x 2.11m)

EXTERNALLY

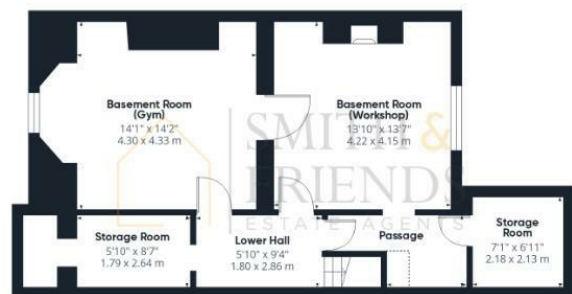
The property features an enclosed yard to the rear with gated access.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(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



1st Floor



Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

2229 ft²
206.8 m²

Reduced headroom

5 ft²
0.4 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.

106 York Road, Hartlepool, TS26 9DE
Tel: 01429 891100
hartlepool@smith-and-friends.co.uk
www.smith-and-friends.co.uk



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