



*** SOLD BY MODERN METHOD OF AUCTION; STARTING BID £270,000 PLUS RESERVATION FEE ***

Enjoying a prime seafront position and rarely available on the market, this spacious five bedroom home boasts stunning panoramic sea views and generous accommodation, ideal for family living. The layout briefly comprises: a deep entrance hall, lounge, and well appointed dining kitchen. There are five bedrooms in total, including a master with en-suite, a family bathroom and a versatile basement room. Externally, there is a yard to the rear. The property also benefits from gas central heating and double glazing throughout. Internal viewing is highly recommended.

The Green, Hartlepool, TS25 1AR
5 Bedroom - House - Mid Terrace
Starting Bid £270,000
EPC Rating:
Tenure: Freehold
Council Tax Band: C



The Green, Hartlepool, TS25 1AR



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 HALLWAY

Entrance door, double radiator.

LOUNGE

18'4 x 13'8 (5.59m x 4.17m)

Double glazed bay window to front, stylish surround to fireplace with marble hearth and interior, inset 'coal' effect living flame gas fire, radiator.

DINING KITCHEN

14'9 x 12'9 (4.50m x 3.89m)

Fitted with a range of wall, base and drawer units with contrasting working surfaces, inset stainless steel sink and drainer, plumbing for washing machine and space for fridge and freezer; double glazed window to rear, door giving access to rear yard.

BASEMENT

13'7 x 5'10 (3.96m'2.13m x 1.52m'3.05m)

Accessed via the hallway; can be used as an office or gym.

FIRST FLOOR HALF LANDING

BEDROOM

14'11 x 11'3 (4.55m x 3.43m)

uPVC double glazed bay window to front, fitted wardrobes, radiator, archway to en-suite.

EN SUITE

13'9 x 8' (4.19m x 2.44m)

White suite comprising: corner bath with mixer tap and shower attachment, low level WC, wash hand basin set in vanity unit with cupboards below, fully tiled walk-in shower cubicle; double panel radiator.

BEDROOM

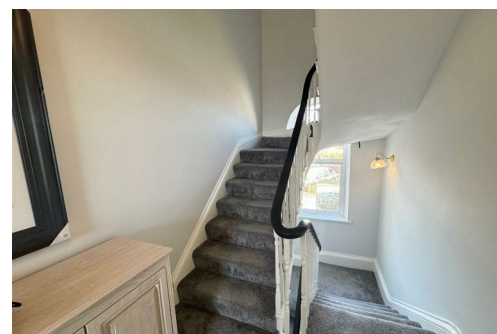
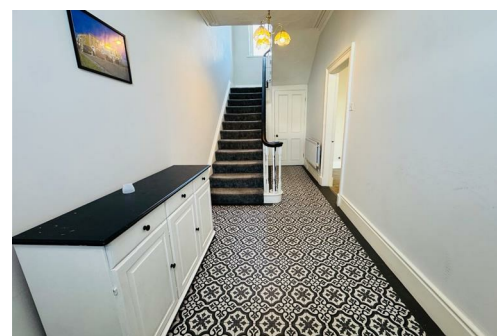
8'2 x 7'1 (2.49m x 2.16m)

Double glazed window to front, radiator.

SECOND FLOOR

BATHROOM

White and chrome suite comprising: panelled bath, pedestal wash basin and low level WC.



The Green, Hartlepool, TS25 1AR



BEDROOM

13'9 x 11'7 (4.19m x 3.53m)

Double glazed window, radiator.

BEDROOM

11'10 x 7'10 (3.61m x 2.39m)

Double glazed window, built-in wardrobe, cupboard, radiator.

BEDROOM

7'10 x 6'10 (2.13m'3.05m x 1.83m'3.05m)

Double glazed window, radiator.

EXTERNALLY

Yard to rear, with brick built outhouse.

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.



The Green, Hartlepool, TS25 1AR



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

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

www.smith-and-friends.co.uk

