



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

**\*\* NO CHAIN INVOLVED \*\* AVAILABLE IMMEDIATELY \*\*** A deceptively spacious TWO BEDROOM mid terraced property situated towards the top of Topcliffe Street, close to Zetland Road and within walking distance of Hartlepool town centre. The home offers gas central heating and partial uPVC double glazing. An ideal purchase for a first time buyer or investment opportunity, with a layout which briefly comprises: entrance vestibule through to a good size lounge, separate dining room, kitchen and shower/wet room. To the first floor are two bedrooms. Externally the property features a low maintenance yard to the rear.

**Topcliffe Street, Hartlepool, TS26 8LL**

**2 Bed - House - Mid Terrace**

**Starting Bid £36,000**

**EPC Rating: D**

**Council Tax Band: A**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS



**Topcliffe Street, Hartlepool, TS26 8LL**



### **Auctioneer Comments**

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.



### **GROUND FLOOR**

#### **ENTRANCE**

Entrance door, door into lounge.

#### **LOUNGE**

**14'8 x 12'2 (4.47m x 3.71m)**

Double glazed window to front, radiator, gas fire.

#### **DINING ROOM**

**9'10 x 7'8 (3.00m x 2.34m)**

uPVC double glazed window to rear, radiator, understairs storage.



#### **INNER HALLWAY**

Staircase to first floor landing.



#### **KITCHEN**

**10'2 x 5'11 (3.10m x 1.80m)**

Base and drawer units, stainless steel sink and drainer, plumbing for washing machine and cooker point.

#### **REAR LOBBY**

Door opening onto the rear yard.

#### **WETROOM/SHOWER ROOM**

White and chrome suite with wall mounted electric shower, wash hand basin and low level WC.



### **FIRST FLOOR**

#### **LANDING**

uPVC double glazed window to rear.

## Topcliffe Street, Hartlepool, TS26 8LL



### BEDROOM 1 (front)

18'1 x 9'5 (5.51m x 2.87m)

Double glazed window to front, built-in storage, radiator.

### BEDROOM 2 (rear)

10'10 x 8'2 (3.30m x 2.49m)

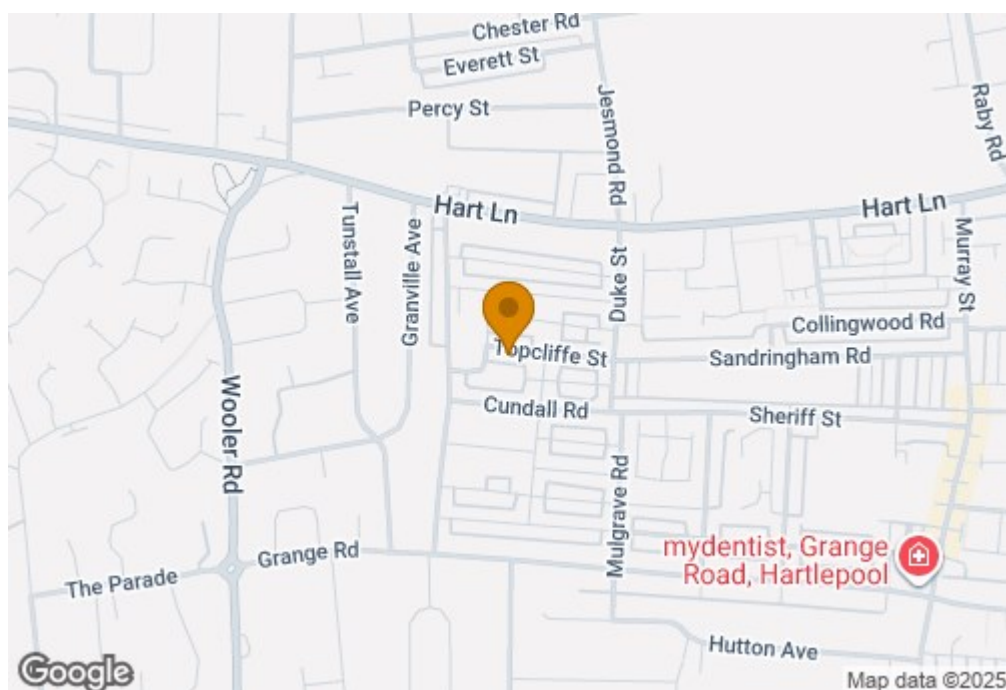
uPVC double glazed window to rear, radiator.

### EXTERNALLY

The property features a low maintenance yard to the rear.

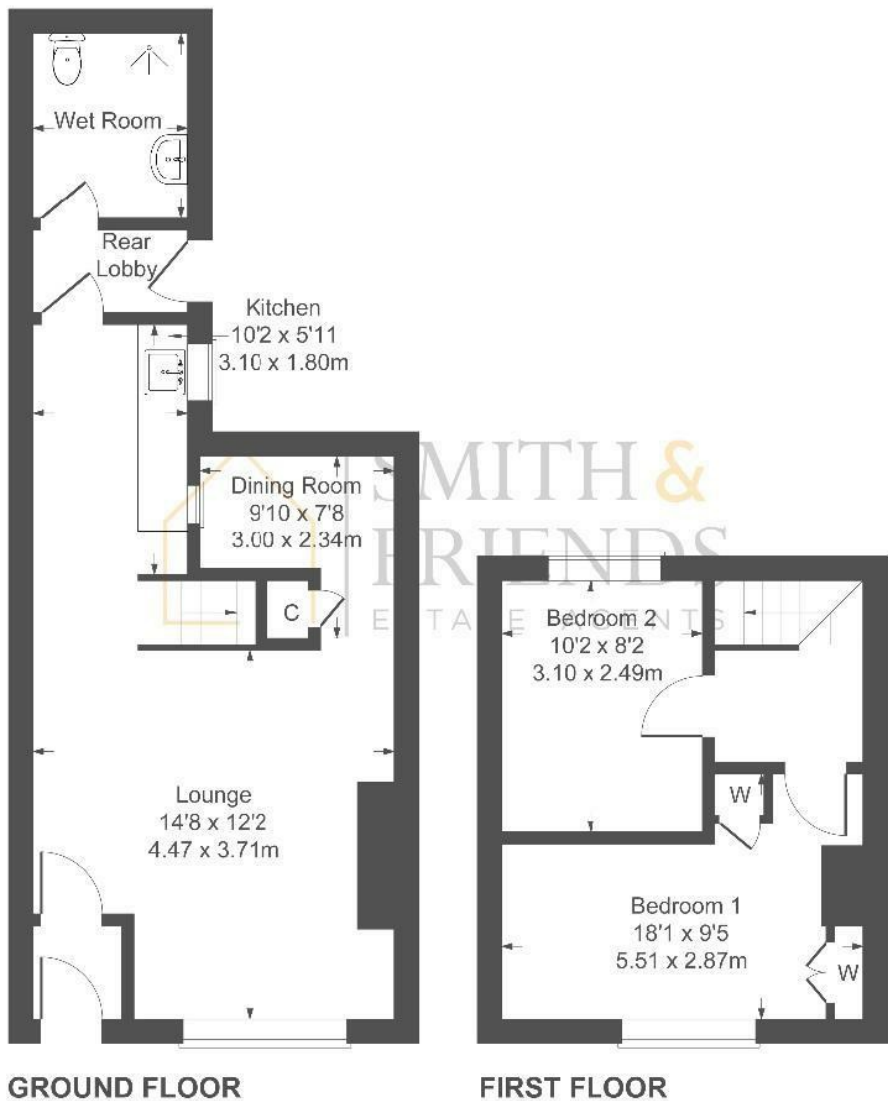
### NB

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.



Topcliffe Street, Hartlepool, TS26 8LL

**Topcliffe Street**  
Approximate Gross Internal Area  
703 sq ft - 65 sq m



Not to Scale. Produced by The Plan Portal 2025  
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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